

24 November 2014



Development Management
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Dear Sir/Madam,

24 Betterton Street, London, WC2H 9BU.

Planning Application for Change of Use

Planning Portal Reference: PP-03796494

Please find enclosed a full planning application submitted on behalf of Ms Janine Ulfane for the change of use from two residential units into a single family dwelling at 24 Betterton Street.

This application has been submitted via the planning portal and comprises the following documents:

- Application Form and certificate;
- Site Location Plan (Drawing P01 Location Plan-P01)
- Floorspace Areas (Drawing P200 GIA & GEA @A3-P01)
- Existing floorplans at 1:50
 - P05 Existing Floor Plans-P02
 - P06 Existing Lower Ground Floor-A3
 - P07 Existing Ground Floor-A3
 - P08 Existing First Floor-A3
 - P09 Existing Second Floor-A3
 - P10 Existing Third Floor-A3
- Proposed floorplans at 1:50
 - P100 Proposed Floor Plans-P02
 - P101 Proposed Lower Ground Floor-A3
 - P102 Proposed Ground Floor-A3
 - P103 Proposed First Floor- A3
 - P104 Proposed Second Floor-A3
 - P105 Proposed Third Floor-A3
- Historic Building Consultants Letter dated 14 November
- Planning, Design and Access Statement, prepared by Savills and;
- CIL forms

The application fee of £385 will be paid to the London Borough of Camden via telephone.

Summary of Proposals

The site is located on the north side of Betterton Street, within the Seven Dials Conservation Area of Covent Garden.

The evidence consulted during the process of reviewing this property confirms that the site is two separate residential dwellings. These consist of a basement flat located on the lower ground floor of the property, and a house which covers the ground, first, second and third floors.

The proposed development seeks full planning permission for the change of use from two separate residential units into a single dwelling house.

The description of development is:

“Change of use from two residential units to a single family dwelling.”

The property is Grade II* listed, named as ‘Brownlow House and Attached Railings’ on the National Heritage List for England. No change to the facade or the interior of the building is proposed as part of this application, save for the removal of a modern internal door which would not affect the architectural or historic interest of the property, and would therefore not require listed building consent. A separate application for listed building consent will be submitted at a later date to deal with alterations to the property as required by the new owner.

I trust that the application is in order and look forward to receiving confirmation that it has been validated. If you have any queries or require any further information, please do not hesitate to contact me or Alice Kennedy at the above address.

Yours sincerely

A handwritten signature in black ink, appearing to read "Savills" in a cursive, stylized script.

Alex Graham
Director

c.c Ms J. Ulfane
C. Mitchell, Hill Mitchell Berry Architects