

2015/4075/P

RL/JD/P5457
15 July 2015

Development Management
Regeneration and Planning
London Borough of Camden
Judd Street
London
WC1H 8ND

For the attention of: Gideon Whittingham

Dear Gideon

St. Martin's House, 65-75 Monmouth Street, London, WC2H

Planning application for the change of use of part second, part third and fourth floors from office (Class B1) to 4 self-contained flats (3 x 1-bed, 1 x 2-bed) (Class C3); change of use of part basement, part ground and part first floors from retail (Class A1) and office (Class B1) use to a flexible use for either retail (Class A1) or restaurant (Class A3); change of use from office entrance (Class B1) at ground floor (No.69 Monmouth Street) to create new retail (Class A1) unit and frontage; external alterations to Shelton Street to create new residential and office entrance; alterations at roof level to create a new rooftop plant and maintenance sunken pit and associated internal alterations to include repositioning of existing lift and stairs and refurbishment works and ventilation duct (as approved under listed building consent 2014/5224/L).

Planning Portal Ref: PP-04349518

On behalf of our client Shaftesbury Covent Garden Limited, please find enclosed the requisite application fee cheque of £1540.00 with regards to the above planning application submitted on 15th July 2015 online via the Planning Portal.

We confirm that electronic copies of the following documents have been submitted online via the Portal:

- Existing & Proposed Drawings – prepared by Morrow & Lorraine Architects
- Design & Access Statement – prepared by Morrow & Lorraine Architects
- Lifetime Homes Statement – prepared by Morrow & Lorraine Architects
- Operational Service Management Plan – prepared by Rolfe Judd Planning
- Internal Photo Schedule – prepared by Rolfe Judd Planning
- Acoustic Assessment – prepared by Hann Tucker
- Site Location Plan – prepared by Rolfe Judd Planning

Architecture Planning Interiors

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- Planning Application Forms – prepared by Rolfe Judd Planning
- Community Infrastructure Levy Forms – prepared by Rolfe Judd Planning

We note to the Council that planning permission and listed building consent has already been granted for the physical works to the building via planning permission 2014/4870/P; non-material amendment 2015/2738/P and associated listed building consent 2015/1991/L. This application now seeks planning permission to include a flexible use of the apex unit (73-75 Monmouth Street) within St. Martins House for either A1 (retail) or A3 (restaurant use), as part of the originally consented scheme. As this application does not incorporate any further external or internal alterations which do not already benefit from listed building consent, this application is seeking planning permission only.

We trust the enclosed information is sufficient for you to validate our clients application however should you have any questions or would like to arrange a site meeting please do not hesitate to contact us.

Yours faithfully

Rupert Litherland
Rolfe Judd Planning Limited

Encl. Cheque for £1540.00