

The Head of Planning
London Borough of Camden
Development and Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Our ref: JMS/te

4 January 2016

Dear Sir/Madam

**Subject: The Hotel Montana 16-18 Argyle Square London W1CH 8AS
Planning Application on Behalf of St Pancras Hotels Group**

I act on behalf of St Pancras Hotels Group the freeholder of the above site and attach for your attention an application for full planning permission and associated listed building consent for various internal and external works to the above site to include the reinstatement of balconies and installation of new 'heritage' windows to provide heritage benefit to the existing building and to the Bloomsbury Conservation Area. Accordingly, I attach the following documentation which forms the planning application. Namely:-

- (i) The completed application form, signed and dated;
- (ii) A copy of the ownership certificate and Agricultural Land Declaration, signed and dated;
- (iii) A copy of the site location plan;
- (iv) A copy of Existing Roof GA Plan 07 (drawing ref: 15-01-07);
- (v) A copy of Existing Lower Ground Floor: GA Plan 01 (drawing ref: 15-01-01);
- (vi) A copy of Existing Ground Floor: GA Plan 02 (drawing ref: 15-01-02);
- (vii) A copy of Existing Halfway Floor: GA Plan 03 (drawing ref: 15-01-03)
- (viii) A copy of Existing First Floor: GA Plan 04 (drawing ref: 15-01-04);
- (ix) A copy of Existing Second Floor: GA Plan 05 (drawing ref: 15-01-05);
- (x) A copy of Existing Third Floor: GA Plan 06 (drawing ref: 15-01-06);
- (xi) A copy of Existing Front Elevation 01 (drawing ref: 15-02-01);
- (xii) A copy of Existing Section 02 (drawing ref: 15-02-02);
- (xiii) A copy of Existing Rear Elevation 03 (drawing ref: 15-02-03);
- (xiv) A copy of Existing Section 04 (drawing ref: 15-02-04);
- (xv) A copy of Existing Section 05 (drawing ref: 15-02-05);
- (xvi) A copy of Existing Section 06 (drawing ref: 15-02-06);
- (xvii) A copy of Existing Section 07 (drawing ref: 15-02-07);
- (xviii) A copy of Existing Section 08 (drawing ref: 15-02-08);
- (xix) A copy of Existing Section 09 (drawing ref: 15-02-09);
- (xx) A copy of Existing Section 10 (drawing ref: 15-02-10);
- (xxi) A copy of Proposed Roof Plan: GA Plan 07 (drawing ref: 15-11-07);
- (xxii) A copy of Proposed Lower Ground Floor Plan: GA Plan 01 (drawing ref: 15-11-01);
- (xxiii) A copy of Proposed Ground Floor Plan: GA Plan 02 (drawing ref: 15-11-02);
- (xxiv) A copy of Proposed Halfway Floor: GA Plan 03 (drawing ref: 15-11-03);



- (xxv) A copy of Proposed First Floor: GA Plan 04 (drawing ref: 15-11-04);
- (xxvi) A copy of Proposed Second Floor: GA Plan 05 (drawing ref: 15-11-05);
- (xxvii) A copy of Proposed Third Floor: GA Plan 06 (drawing ref: 15-11-06);
- (xxviii) A copy of Proposed Front Elevation 01 (drawing ref: 15-12-01);
- (xxix) A copy of Proposed Section 02 (drawing ref: 15-12-02);
- (xxx) A copy of Proposed Rear Elevation 03 (drawing ref: 15-12-03);
- (xxxi) A copy of Proposed Section 04 (drawing ref: 15-12-04);
- (xxxii) A copy of Proposed Section 05 (drawing ref: 15-12-05);
- (xxxiii) A copy of Proposed Section 06 (drawing ref: 15-12-06);
- (xxxiv) A copy of Proposed Section 07 (drawing ref: 15-12-07);
- (xxxv) A copy of Proposed Section 08 (drawing ref: 15-12-08);
- (xxxvi) A copy of Proposed Section 09 (drawing ref: 15-12-09);
- (xxxvii) A copy of Proposed Section 10 (drawing ref: 15-12-10);
- (xxxviii) A copy of a Planning, Design, Access and Heritage Statement prepared by JMS Planning & Development Ltd.
- (xxxix) A copy of the Community Infrastructure Levy Form.

Please note that relevant planning application fee has been paid via the Planning Portal.

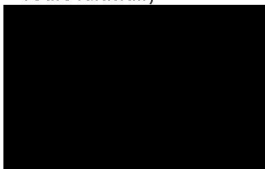
The application site comprises the existing Hotel Montana (Use Class C1) which is located at 16-18 Argyle Square and forms part of a terrace of Grade II listed buildings. The existing Hotel Montana currently provides accommodation for 46 rooms and is 'tired' in appearance and is in need of refurbishment. The applicant intends to undertake a sensitive refurbishment of the existing building to provide heritage enhancements to the building, particularly to the front elevation fronting Argyle Square. Full details of these works are set out within the accompanying Planning, Design, Access & Heritage Statement.

In addition, the application will provide enhanced visitor accommodation within London, improving LB Camden's hotel stock in a location in close proximity to King's Cross Station and St Pancras International Station.

Overall, it is therefore considered that the application provides enhanced tourist infrastructure for London and heritage benefits both to the existing building and to the Bloomsbury Conservation Area.

I trust you find the enclosed in order. I look forward to receiving confirmation of registration of the application in shortly. Should you wish to discuss the attached please do not hesitate to contact me at this office.

Yours faithfully



Julian Sutton
JMS Planning & Development

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