

11 February 2016



Tessa Craig
Planning
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Nick Green

33 Margaret Street
London W1G 0JD

Dear Tessa

**19 – 21 HIGH HOLBORN, WC1R 5JA
FULL PLANNING AND LISTED BUILDING CONSENT APPLICATION**

Please find enclosed a full planning application and listed building consent application for the redevelopment of the above site, submitted by the Honourable Society of Gray's Inn (the applicant).

The application site measures approximately 0.12 hectares (ha). The site currently comprises a retail unit (Use Class A1), offices (Use Class B1) and ancillary residential accommodation (Use Class C3) in two singular, four and seven storey (and basement) buildings which both front High Holborn. It also comprises a service yard which leads to an exit on Gray's Inn Road. The building located at number 21 High Holborn comprises a Grade II listed building (known as the Gray's Inn Gatehouse). The site is located partially within the Bloomsbury Conservation Area

1. Description of Development

Full planning permission and listed building consent is sought for the following:

"Refurbishment, extension and part change of use of existing building to provide a mixture of uses including retail, office and ancillary uses, involving roof, rear and basement extensions comprising 897 sq m of additional floorspace and associated plant. As part of a land use swap with 12 Gray's Inn Square"

The application should be considered in conjunction with planning and listed building applications at 12 Gray's Inn Square, where it is proposed to carry out a change of use from offices to residential flats.

2. Application Documents

As per validation requirement and further to pre-application feedback, we enclose four hard copies and 2 CD copies of the following application documents which have been prepared to address the full range of material planning considerations:

- Application Form (and Certificates);
- CIL Form 0- Additional Questions Form;
- Copy of Notices;
- Application drawings prepared by RMA Architects;
- Acoustic assessment (including Noise and Vibration Impact Assessment) prepared by Waterman;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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- Archaeological Desk Top Survey prepared by MOLA;
- Civil and Structural Planning Report (including Drainage) prepared by AECOM;
- Construction Management Plan (draft) prepared by Gleeds;
- Design & Access and Heritage Statement (including View Corridor Management Assessment) prepared by RMA Architects;
- Daylight and Sunlight Study prepared by Right of Light Consulting;
- Energy Assessment prepared by Waterman;
- External Lighting Design Strategy Report prepared by Waterman;
- Site in Investigation and Basement Impact Assessment prepared by GEA;
- Sustainability Assessment prepared by SWH; and
- Framework Travel Plan (draft) prepared by Waterman.

3. Overview of the Proposals

The development proposals comprise three elements, detailed as follows:

- 19 High Holborn: The proposed scheme includes the erection of single storey (275sqm) at the roof level at 19 High Holborn, overall the building will rise to eight storeys in height. In addition, at basement level the existing basement will be extended by 100 sqm and the rear of the building will be demolished and a new extension of 522 sqm up will be added rising to five storeys. Use Class A1 floorspace will be at ground floor and basement level, with Use Class B1a floorspace located from the first floor upwards.
- 21 High Holborn: The facades of this building will be upgraded, works will include the restoration of the facade, including replacement window frames, new roof materials and thermal performance improvements to the facade. Roof top plant will be provided behind a screen Roof top plant will be provided behind a 1.8 metres high screen and set back from the building edge by 3.4 meters (to the edge of the mansard) to the north and to the south.
- Land Use Swap: As part of the internal conversion and reconfiguration works at 19 – 21 High Holborn, a change of use from two ancillary residential units to office (Use Class B1) is proposed. The replacement residential units will be provided at Number 12 Gray's Inn Square, London, WC1R 5JP. A separate application has been submitted in parallel to formalise this, and both applications should be considered alongside each other.
- Other: the proposals seek improved landscaping (including soft landscaping) to the route between 19 - 21 High Holborn and the remainder of the Inn, and the Paddock. As part of these improvement, the porters accommodation and servicing area will be improved and a new covered integrated bin and cycle store. To unify the appearance brick cladding is proposed to the rear facades.

The proposals represent an exciting opportunity to deliver refurbished, high quality office accommodation in this key location. Once completed works will assist the applicant in meeting their specialist business requirements.

I trust that the enclosed is in order and I look forward to receiving prompt confirmation that the application has been validated. In the meantime, please feel free to contact Laura Gray [REDACTED] or



[REDACTED] or myself of these offices in the first instance if you have any queries or would like to discuss.

Yours sincerely



Nick Green
Director

cc. J.Fox, The Honourable Society of Gray's Inn

Enc. As above.