



GERALDEVE

Assistant Director of Planning
London Borough of Camden
Development Control
Judd Street
London
WC1H 9JE

72 Welbeck Street London W1G 0AY



FAO: David Fowler / Edward Jarvis

15 September 2016

Our ref: LJW/WRIM/HBR/J10156A

Dear Sir

**125 Shaftesbury Avenue, London
Application for Planning Permission**

We write on behalf of our client, Almacantar Shaftesbury S.à r.l, to submit a planning application for the refurbishment, alteration and extension of 125 Shaftesbury Avenue, London.

The Site

125 Shaftesbury Avenue is located in the London Borough of Camden. The building fronts on to four streets: Shaftesbury Avenue, Charing Cross Road, Phoenix Street and Stacey Street.

The existing building is a standalone, basement, ground plus nine upper storeys, 1970's building which has been used as offices (Class B1) since its construction. The building itself is not listed, although there are several listed buildings in the vicinity of the site. The site is not located within a conservation area, but adjoins the Seven Dials (Covent Garden) and Denmark Street Conservation Areas.

The London Plan identifies the application site within the Central Activities Zone (CAZ). The site is also identified as being within an arts, cultural or entertainment character area. The site is not located within any protected views or viewing corridors within the London View Management Framework (2012).

Within the Camden Local Development Framework (LDF), the site is within an Archaeological Priority Area and Central London Location, and part of the site is also located within a Central London Frontage.

Proposals

The proposals have been subject to extensive pre-application consultation with officers, statutory consultees, amenity groups and local residents, as documented in the Statement of Community Involvement submitted with the application. The proposals have evolved throughout the consultation process to address comments raised.

The proposed development is for the following:-

Gerald Eve LLP is a limited liability partnership registered in England and Wales (registered number OC339470) and is regulated by RICS. The term partner is used to refer to a member of Gerald Eve LLP or an employee or consultant with equivalent standing and qualifications. A list of members and non-members who are designated as partners is open to inspection at our registered office; 72 Welbeck Street, London W1G 0AY and on our website.

“Remodelling, refurbishment and extension of existing office and retail building (Class B1/A1/A3/Sui Generis), including terraces, a new public route, a relocated office entrance (Charing Cross Road), rooftop plant and flexible retail uses (Classes A1/A3), along with associated highway, landscaping and public realm improvements.”

Application Documentation

As agreed during pre-application discussions, we enclose one hard copy and two CD copies of the following documents, as requested:-

- Application forms and certificate;
- CIL forms;
- Application drawings including site location plan;
- Design and Access Statement (inc. Photomontages and Public Realm Strategy);
- Townscape, Visual Impact and Heritage Assessment;
- Town Planning Statement (inc. S106 Heads of Terms);
- Sustainability Statement;
- Energy Statement;
- Noise Impact Assessment;
- Air Quality Assessment;
- Daylight Sunlight Report;
- Flood Risk Assessment;
- Arboricultural Assessment;
- Drainage Report;
- Transport Assessment (including Travel Plan and Servicing Strategy);
- Construction Management Plan;
- Statement of Community Involvement;
- Site Waste Management Plan;
- Preliminary Environmental Risk Assessment;
- Preliminary Ecological Appraisal;
- Historic Environmental Desk Based Assessment;
- Financial Viability Assessment;
- Economic Benefits Report; and
- Housing Study.



We look forward to confirmation of registration and validation of the application shortly.

Should you have any questions in the meantime, please do not hesitate to contact either Will Rimell or Hannah Bryant of this office.

Yours faithfully



Gerald Eve LLP

