

Mr Fergus Freaney
Regeneration and Planning
Culture and Environment
London Borough of Camden
2nd Floor
5 Pancras Square
London N1C 4AG

25 November 2016

Via Planning Portal PP-05636003

Dear Fergus

CAMDEN TOWN METHODIST CHURCH, 89 PLENDER STREET, NW1 0JN

Further to our pre-application meeting on site in September 2016 and subsequent discussions regarding revisions to the proposals, we enclose on behalf of Camden Town Methodist Church ('the applicant') an application for full planning permission and conservation area consent for the above site. The description of development is:

"Internal and external alterations to the existing place of worship (Class D1), including conversion of lower ground student accommodation (Class C2) to provide replacement worship space (Class D1) and flexible worship, community and ancillary hotel space at lower ground, a shared entrance at upper ground and 39 hotel bedrooms (Class C1) on upper floors, including a one storey (equivalent) extension, associated alterations to the main and side entrances and fenestration."

This proposal represents the re-submission of an earlier application (ref 2015/7007/P), which was refused by Camden Council on 2 June 2016. Following this decision and after gaining further pre-application advice, the project team have worked to overcome the issues relating to the design which resulted in the initial application being refused, and look to resubmit the proposals for approval by the Council.

The application has been made via planning portal (PP-05636003). The following documents have been submitted online as part of the application:

- Planning Application Form and completed Certificate A dated 25 November 2016*;
- CIL Additional Information Form*;
- Existing, proposed demolition and proposed plans prepared by Manolo & White as set out in the appended table*;

- Area Schedule prepared by Manolo & White;
- Design and Access Statement prepared by Manolo & White (including Structural Report and Conservation Statement)*;
- Planning Statement prepared by CBRE Planning*;
- Draft Construction Management Plan, including draft Construction Management Transport Plan, prepared by Morgan Tucker*;
- Draft Hotel Operators Management Statement prepared by TheWesley;
- Heritage Statement prepared by Heritage Collective*;
- Daylight/Sunlight Assessment prepared by Behan Ltd;
- Sustainability/Energy Statement prepared by CBRE;
- Noise Impact Assessment prepared by CSG Acoustics;
- Phase 1 Preliminary Risk Assessment; and
- Policy DP1 Feasibility and Viability Report (redacted) by TheWesley*.

The documentation marked with an asterisk has been updated or are new as part of this resubmission. All other documentation has been resubmitted.

Due to the fact that this is a resubmission of an application refused within the last 12 months, it is exempt from application fees under the Town and Country Planning Regulations (2012). Therefore, nil fees will be payable to the London Borough of Camden.

We enclose within this submission a full confidential version of the Policy DP1 Feasibility and Viability Report prepared by TheWesley. Due to the sensitive nature of information within this document we would request this version is not published online. A CD will follow via post with full versions of all submission documents.

We look forward to receiving written confirmation that the application has been validated. Should you require any further information about this application please do not hesitate to contact me (paul.willmott@cbre.com / 020 7182 2779).

Yours sincerely,



PAUL WILLMOTT
SENIOR DIRECTOR

cc. Mr James Barr- TheWesley

Enc.
Drawing Schedule
Confidential Policy DP1 Feasibility and Viability Report

DRAWING NUMBER	DRAWING NAME	SCALE	REVISION NUMBER
01 0100	Site Location Plan	1 : 1250	P1
01 0101	Existing Block Plan	1 : 200	P1
01 0219	Existing Lower Ground Floor Plan	1 : 100	P1
01 0220	Existing Upper Ground Floor Plan	1 : 100	P1
01 0221	Existing First Floor Plan	1 : 100	P1
01 0500	Existing Section AA'	1 : 100	P1
01 0501	Existing Section BB'	1 : 100	P1
01 0600	Existing Plender Street Elevation	1 : 100	P1
01 0601	Existing King's Terrace Elevation	1 : 100	P1
01 0602	Existing Rear Elevation	1 : 100	P1
01 0603	Existing Courtyard Elevation	1 : 100	P1
03 0219	Proposed Lower Ground Floor Plan	1 : 100	P6
03 0220	Proposed Upper Ground floor Plan -1	1 : 100	P6
03 0221	Proposed Upper Ground Floor	1 : 100	P6
03 0222	Proposed First Floor Plan	1 : 100	P6
03 0223	Proposed Second Floor Plan	1 : 100	P6
03 0224	Proposed Third Floor Plan	1 : 100	P6
03 0225	Proposed Plant Room Plan	1 : 100	P6
03 0510	Proposed Section AA'	1 : 100	P6
03 0511	Proposed Section BB'	1 : 100	P6
03 0512	Proposed Section CC'	1 : 100	P6
03 0513	Proposed Section EE'	1 : 100	P6
03 0514	Proposed Section DD'	1 : 100	P6
03 0600	Proposed Plender Street Elevation	1 : 100	P6
03 0601	Proposed King's Terrace Elevation	1 : 100	P6
03 0602	Proposed Rear Elevation	1 : 100	P6
03 0603	Proposed Courtyard Elevation	1 : 100	P6
03 0800	Proposed Demolition: Plender Street	1 : 100	P2
03 0801	Proposed Demolition: King's Terrace	1 : 100	P2

03 0802	Proposed Demolition: Rear Elevation	1 : 100	P2
03 0803	Proposed Demolition: Courtyard Elevation	1 : 100	P2
