

26 May 2017



Planning – Development Control  
Camden Council  
Camden Town Hall  
London  
WC1H 8ND

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Dear Sir/ Madam,

**Bedford House, 21a John Street, London, WC1N 2BF**  
**Full Planning Application for Alterations, Demolition and Extension to Existing Building**  
**Planning Portal Reference: 05701377**

We are instructed by our client Benesto Charity Limited (the Applicant) to submit an application for full planning permission (Planning Portal reference: 05701377) for refurbishment and extensions to the existing building.

Accordingly, full planning permission is sought for:

*“Extension and alterations to Bedford House, comprising: Single storey roof extension fronting John Street; single storey roof extension to the rear fronting John’s Mews; extensions to central core; relocation of existing, and provision of new, plant at roof level, alterations to the main entrance on John Street; and replacement of windows.”*

Please find enclosed the following documents which are submitted in support of the planning application:

- Completed Application Form;
- Completed CIL Additional Questions Form;
- Town Planning Statement prepared by Savills;
- Design and Access Statement prepared by CG Architects;
- Heritage Assessment prepared by WYG;
- Transport Statement prepared by WYG;
- Framework Travel Plan prepared by WYG;
- Daylight and Sunlight Assessment prepared by Right of Light Consulting;
- Noise and Vibrations Management Plan prepared by KP Acoustics;
- Noise Impact Assessment prepared by KP Acoustics;
- Provisional Plant Noise Assessment prepared by KP Acoustics;
- Energy & Sustainability Statement prepared by Energy Rating Services; and
- Construction Management Plan Pro Forma prepared by CH Architects (to follow).

The following drawings have also been submitted to support the application:

- Site Location Plan (drawing reference: 1133/11 rev -)
- Existing Lower Ground Floor Plan (drawing reference: 1113/12 rev -);

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

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- Existing Ground Floor Plan (drawing reference: 1113/13 rev -);
- Existing First Floor Plan (drawing reference: 1113/14 rev -);
- Existing Second Floor Plan (drawing reference: 1113/15 rev -);
- Existing Third Floor Plan (drawing reference: 1113/16 rev -);
- Existing Fourth Floor Plan (drawing reference: 1113/17 rev -);
- Existing Fifth Floor Plan (drawing reference: 1113/18 rev -);
- Existing Roof Plan (drawing reference: 1113/19 rev -);
- Existing John Street Elevation (drawing reference: 1113/20 rev -);
- Existing John's Mews Elevation (drawing reference: 1113/21 rev -);
- Existing Courtyard Elevation (north) (drawing reference: 1113/22 rev -);
- Existing Lightwell Elevation (south) (drawing reference: 1113/23 rev -);
- Existing Section AA & Axonometric Projections (drawing reference: 1113/24 rev -);
- Proposed Lower Ground Floor Plan (drawing reference: 1113/25 rev -);
- Proposed Ground Floor Plan (drawing reference: 1113/26 rev -);
- Proposed First Floor Plan (drawing reference: 1113/27 rev -);
- Proposed Second Floor Plan (drawing reference: 1113/28 rev -);
- Proposed Third Floor Plan (drawing reference: 1113/29 rev -);
- Proposed Fourth Floor Plan (drawing reference: 1113/30 rev -);
- Proposed Fifth Floor Plan (drawing reference: 1113/31 rev -);
- Proposed Roof Plan (drawing reference: 1113/32 rev -);
- Proposed John Street Elevation (drawing reference: 1113/33 rev -);
- Proposed John's Mews Elevation (drawing reference: 1113/34 rev -);
- Proposed Courtyard Elevation (north) (drawing reference: 1113/35 rev -);
- Proposed Lightwell Elevation (south) (drawing reference: 1113/36 rev -);
- Proposed Section AA & Axonometric Projections (drawing reference: 1113/37 rev -);
- Proposed CGI No.1 (drawing reference: 1113/38 rev -);and
- Proposed CGI No.2 (drawing reference: 1113/39 rev -).

The planning application fee of £5,390 has been paid over the phone.

I trust that the information submitted is sufficient to assess the application and I look forward to receiving confirmation that the application has been validated. In the meantime, if you require any further information, please do not hesitate to contact me.

Yours faithfully,



Chris Brady  
Savills