

2017/7051/NEW.



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Planning Department  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

**FAO Mr Gideon Whittingham**

22 December 2017

KH/LW – 16/544  
VIA PLANNING PORTAL

Dear Mr Whittingham,

**135-149 SHAFTESBURY AVENUE, LONDON WC2H 8AH**  
**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990 (AS AMENDED)**  
**APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT**

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We write on behalf of our client, Capital Start Limited ('the Applicant'), to submit an application for full planning permission and listed building consent at 135-149 Shaftesbury Avenue, London WC2H 8AH.

The proposed development would secure the long-term future of the listed building through the delivery of a new four-screen cinema, a 94-bedroom luxury hotel, ground floor restaurant and bar space, a roof level bar and a spa within the basement.

Planning permission and listed building consent is sought for the following description of development:

*The comprehensive refurbishment of the existing Grade II listed building and the provision of a new two storey roof extension and new basement level, providing a new four-screen cinema (Class D2) and spa (sui generis) at basement levels, a restaurant/bar (Class A3/A4) at ground floor level, a 94-bed hotel (Class C1) at part ground and first to sixth floors and associated terrace and bar (Class A4) at roof level, together with associated public realm and highways improvements.*

**Application Submission**

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In support of the submitted application for the site, we enclose the following supporting information and technical documents:

- Planning Application Form and Certificate of Ownership, prepared by Iceni Projects;
- Area and Land Use Schedule, prepared by Iceni Projects;
- CIL Determination Form, prepared by Iceni Projects;
- Site Location Plan, Existing and Proposed Plans, Sections and Elevations, prepared by Jestico + Whiles;

- Design and Access Statement, prepared by Jestico + Whiles;
- Statement of Community Engagement, prepared by Icen Projects;
- Heritage, Townscape and Visual Impact Assessment, prepared by Icen Projects;
- Transport Assessment, prepared by Icen Projects;
- Framework Travel Plan, prepared by Icen Projects;
- Draft Delivery and Service Management Plan, prepared by Icen Projects;
- Draft Construction Traffic Management Plan, prepared by Icen Projects;
- Proposed Highways Upgrade Plans, prepared by Icen Projects;
- Daylight and Sunlight Assessment, prepared by Point 2 Surveyors;
- Environmental Noise Survey, prepared by Sandy Brown Associates;
- Flood Risk and Drainage Strategy (SuDS), prepared by Price & Myers;
- Basement Impact Assessment, inclusive of a Structural Method Statement, Construction Method Statement and Ground Investigation Report, prepared by Price & Myers and GEA;
- Energy Statement, prepared by DSA Engineers;
- Sustainability Statement, prepared by DSA Engineers;
- Air Quality Assessment, prepared by Ramboll;
- Preliminary Ecological Appraisal, prepared by Syntegra;
- Archaeological Desk Based Assessment, prepared by CgMS;
- Building Condition Report, prepared by Hallas & Co;
- Need for Renewal Statement, prepared by Icen Projects;
- Draft Section 106 Legal Agreement; and
- Viability Report, prepared by Icen Projects.

The planning application has been submitted via the Planning Portal and three copies of the above documents are provided on USB sticks with this letter.

The planning application fee will be paid via cheque, which is enclosed with this letter. The planning application fee for the proposals is £19,624.00, which has been calculated as follows:

- The net increase of gross external non-residential floorspace of 4,082 sqm = £19,624.00

We trust the enclosed is in order and we look forward to receiving confirmation of registration and validation at the earliest opportunity. Should you have any queries, please contact Kieron Hodgson or Lewis Westhoff at this office.

Yours sincerely,

ICeni Projects Ltd.

ICENI PROJECTS LTD

Enc:

3 x USB sticks containing application documents  
Cheque made payable to the London Borough of Camden

