

Head of Planning
London Borough of Camden
Development & Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

15 January 2018

Dear Sir/Madam

Flat 1-2 & Flat 3: 49 Marchmont Street, London, WC1N 1AP
Application for Planning Permission and Listed Building Consent for Sub-Division of Existing Residential Unit at First and Second Floor. Refurbishment of Existing Listed Building and Associated Works

I act on behalf of Venoru Ltd and attach for your attention an application for full planning permission and an associated application for Listed Building Consent in respect to the sub-division of the existing flat at first and second floor of the above site and for the comprehensive refurbishment of the upper floors of 49 Marchmont Street, London WC1N 1AP.

Accordingly, I attach the following documents which form the planning application.

- I. The completed application forms, signed and dated;
- II. A Site Location Plan (scale 1:1250);
- III. Existing Ground Floor Plan (drawing ref: 01);
- IV. Existing First Floor Plan (drawing ref: 02);
- V. Existing Second Floor Plan (drawing ref: 03);
- VI. Existing Third Floor Plan (drawing ref: 04);
- VII. Existing Fourth (Attic) Floor Plan (drawing ref: 05);
- VIII. Existing Roof Plan (drawing ref: 06);
- IX. Existing Front Elevation (drawing ref: 07);
- X. Existing Rear Elevation (drawing ref: 08);
- XI. Existing Section (drawing ref: 09);
- XII. Proposed Ground Floor Plan (drawing ref: 10);
- XIII. Proposed First Floor Plan (drawing ref: 11);
- XIV. Proposed Second Floor Plan (drawing ref: 12);
- XV. Proposed Third Floor Plan (drawing ref: 13);
- XVI. Proposed Fourth (Attic) Floor Plan (drawing ref: 14);
- XVII. Proposed Roof Plan (drawing ref: 15);
- XVIII. Proposed Front Elevation (drawing ref: 16);
- XIX. Proposed Rear Elevation (drawing ref: 17);
- XX. Proposed Section (drawing ref: 18);
- XXI. Heritage Assessment prepared by Bridget Shephard, Architect;
- XXII. Copy of a Planning and Design and Access statement prepared by JMS Planning & Development Ltd;
- XXIII. Copy of The Community Infrastructure Levy form, signed and dated.

Please note that the relevant application fee has been paid electronically via the Planning Portal.



The application does not affect the ground floor commercial use or basement and relates only to the upper floors of the premises. The existing residential properties at upper floors are extremely dated and have an unusual living arrangement, which has arisen from a sitting tenant being present on the top floor which includes the access to the top floor flat being through the duplex at first and second floor. The application does not propose any exterior changes to the building or any extension. The application proposes internal works only requiring Listed Building Consent along with the necessary planning permission required to subdivide the existing residential unit (Use Class C3).

The applicant has undertaken detailed research in respect of the application site and has prepared a detailed Heritage Assessment including a Condition Survey and a Schedule of Significance with a full justification for the proposed works of the listed building in respect of heritage impact undertaken by specialist heritage architect, Bridget Shephard (RIBA HIBC).

It is considered that the application is of considerable benefit to LB Camden, representing sustainable development and providing heritage benefits to the host listed building and creating additional new housing for the borough.

I trust you find the enclosed in order. Should you wish to discuss this matter please do not hesitate to contact myself at this office.

Yours faithfully



Julian Sutton
JMS Planning & Development

Encs.