



GERALDEVE

Regeneration and Planning
Development Management
London Borough of Camden
5 Pancras Square
London
N1C 4AG

FAO: Gideon Whittingham

25 June 2018

Our ref: RGU/ANE/JCW/J7609

Your ref: PP-06794008

Dear Sir / Madam

Lincoln House, 296-302 High Holborn, London WC1V 7JH

Application for Planning Permission and relevant demolition of an unlisted building in a conservation area, under the Town and Country Planning Act 1990 (as amended)

We write on behalf of the Applicant, Maizelands Limited & Arringford Limited, to submit an application for planning permission and relevant demolition of an unlisted building in a conservation area in relation to Lincoln House, 296-302 High Holborn, London WC1V 7JH (the 'Site').

The Site

Lincoln House ('the Site') is located in the London Borough of Camden (LBC). The building on the Site fronts onto High Holborn (A40) a major central London east / west route running between Holborn Circus to the east and St Giles and Tottenham Court Road to the west. The Site is on the south side of the street, which is its principal frontage, and lies close to the junction with Chancery Lane.

The Site is a mixed use building providing approximately 5,660sqm GEA of office and shop-type accommodation over the lower ground, ground and eight upper floors plus plant. There are two shop-type units at ground floor, currently occupied by a bank (Use Class A2) and a café (Use Class A1).

Proposed Development

The Proposed Development has been subject to extensive pre-application consultation with LBI Officers, statutory consultees, local stakeholders and residents.

Accordingly, the proposed description of development is for the following:

Partial demolition of Lincoln House and erection of extensions at rear, flank and roof level and rooftop plant. Change of use of ground floor Use Classes from A1, A2 and B1a uses to provide 2 x A1 units and the remainder in B1a Use. Associated external alterations to the elevations. Provision of appropriate cycle parking, waste/recycling storage and other services.

Comprehensive details of specific design amendments are outlined with the Design and Access Statement submitted with this application.

Application Documentation

In line with LB Camden's validation requirement and as agreed with Officers, this application for planning permission comprises the following documents:

- Completed planning application form;
- Completed CIL additional information form;
- Application Drawings (including Site Location Plan), prepared by EPR;
- Design and Access Statement, prepared by EPR;
- Housing Study, prepared by EPR;
- Planning Statement, prepared by Gerald Eve LLP;
- Townscape, Heritage and Visual Impact Assessment, prepared by Peter Stewart Consultancy;
- Air Quality Assessment, prepared by Hoare Lea;
- Noise Baseline and Constraints Assessment, prepared by Hoare Lea;
- Daylight and Sunlight Assessment, prepared by Point2 Surveyors;
- Energy and Sustainability Statement (including BREEAM), prepared by Hoare Lea;
- Arboricultural Impact Assessment Report, prepared by Greengage;
- Transport Assessment (including Travel Plan and Construction Management Plan), prepared by Matt McDonald;
- Flood Risk and Drainage Strategy, prepared by Greengage; and
- Statement of Community Engagement, prepared by Comm Comm UK.

A Financial Viability Statement, prepared by Gerald Eve LLP, has been submitted in hard copy under separate cover.



Summary

We look forward to receiving confirmation of this application and subsequent validation from you in due course. In the meantime, please do not hesitate to contact myself or Rebecca Gunn [REDACTED] of this office should you have any questions regarding the above.

Yours faithfully



Gerald Eve LLP

Encs. As above