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FAO: John Diver

10 April 2019

Our ref: NJB/ANE/AKG/J8089

Your ref: 2018/0593/PRE // PP-07158863

Dear Sir,

**Town and Country Planning Act 1990 (as amended)
Application for Planning Permission
160-161 Drury Lane, London, WC2B 5PN**

On behalf of our client, Palmyra Property Investments Limited, we write to submit an application for planning permission at 160-161 Drury Lane, London, WC2B 5PN ('the site').

The planning application comprises the following:

“Demolition of existing fourth floor, replacement of fourth floor and erection of an additional two storeys to the site, full re-skinning of the facades, ground floor alterations including new entrances, single storey extension to existing rear closet wing, reconfiguration of existing external fire escape stair to the rear, reconfiguration of existing external roof plant and introduction of additional plant contained within the volume of the proposed sixth storey extension and all other enabling works in connection with the use of the building as offices (Class B1) at part ground floor and first to seventh floor levels and flexible B1/A1/A3 floorspace at basement and part ground floor level and flexible B1/A1 floorspace at part ground floor level.”

The development proposals have been the subject of a coordinated consultation programme and design development, with London Borough of Camden (LBC) officers between January-December 2018.

Summary of Proposals

This application proposes to retain and extend the existing built form and create two additional office floors whilst also enhancing and improving the external appearance of the existing 1980's office building. The remodelling and refurbishment of the existing building has been designed to replace the primary facades fronting Drury Lane and Parker Street and create a high quality building which will enhance and preserve the setting of the conservation area.

The proposals will deliver significant public benefits to the site and the wider surrounding area, including:

- A contribution to the regeneration and transformation of the area;
- Sustainable reuse and regeneration of a building which no longer meets modern office user demands;

- Delivering an uplift of 344 sqm (GIA) in high quality business floorspace that will contribute to sustainable economic development and 412 sqm (GIA) overall;
- Delivering sustainable development through improvements in energy efficiency;
- High quality design, contributing to the wider townscape setting and local streetscene; and
- Contributing to the function and character of the area through the provision of new active public uses at ground floor level to reactivate street frontages.

Documentation

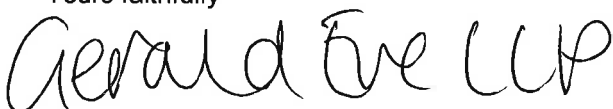
Please find enclosed the following documents submitted in support of this application for planning permission:

- Application forms and certificates;
- Existing, proposed and demolition plan, section and elevation drawings, prepared by Ian Chalk Architecture;
- Design and Access Statement, prepared by Ian Chalk Architecture, dated February 2019;
- Planning Statement, prepared by Gerald Eve LLP, dated August 2018;
- Energy Strategy, prepared by KUT;
- Sustainability Statement (including BREEAM), prepared by KUT;
- Environmental Noise Report, prepared by Acoustic Plus;
- Air Quality Assessment, prepared by Air Quality Consultants;
- Ventilation Strategy, prepared by KUT;
- Daylight and Sunlight Report, prepared by Point 2;
- Transport Assessment (including Delivery and Servicing), prepared by Curtins;
- Framework Travel Plan, prepared by Curtins;
- Draft Construction Management Plan, prepared by BTP Group;
- Statement of Community Involvement;
- Community Infrastructure Levy forms; and
- Section 106 Heads of Terms, included within the Planning Statement.

The requisite application fee of **£3,234** has been paid online.

Please do not hesitate to contact Alex Neal (020 7333 6301) or Anna Gargan (020 7518 6240) of this office should you have any questions regarding any of the above. We look forward to receiving notice of your receipt and validation of this application.

Yours faithfully



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