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The logo for SMPlanning, featuring the text "SMPlanning" in a light blue, sans-serif font against a dark grey rectangular background.

80-83 Long Lane,
London,
EC1A 9ET

Via Planning Portal only

2 August 2019

Dear sir/madam,

Re: Change of use of Boston House, 36-38 Fitzroy Square, London, W1T 6EY from office (Class B1a) to a flexible use for use as either offices (B1a) and/or a non-residential education institution (Class D1) including internal alterations.

Please accept this covering letter as an accompaniment to full planning and listed building consent applications for the above proposal.

The application is further supported with the following plans and documents:

- Site Location Plan
- Existing Plans
- Proposed Plans
- Planning Statement
- Marketing Report
- Heritage Impact Appraisal
- Proposed Operational Plan
- Transport Statement
- Travel Plan
- Sustainability Statement
- Energy Statement
- Statement of Community Involvement
- CIL Forms

I trust the submission is clear but if you require any points of clarification or have any questions please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning