

5 September

**Delivered via Planning Portal (PP-08100433)**

Planning - Development Management  
Camden Council  
5 Pancras Square  
London N1C 4AG

Dear Sir / Madam

**5-13 LEEKE STREET, LONDON WC1X 9HY**  
**APPLICATION FOR FULL PLANNING PERMISSION**

On behalf of our client, Paul Hamlyn Foundation, we hereby submit an application for planning permission for the following development at 5-13 Leeke Street:

*Demolition of 13 Leeke Street; erection of new B1a office building at 13 Leeke Street forming extension to 5-11 Leeke Street; and construction of new additional rooftop storey at 5-13 Leeke Street for additional B1a floorspace.*

The applicant, PHF, is one of the largest independent grant-making foundations in the UK. The proposed development will improve and enhance the existing office facilities of PHF by demolishing and replacing the substandard building at no. 13 Leeke Street and replacing this with a high quality contemporary extension to the existing PHF headquarters. Further work and amenity space will be delivered through an additional rooftop storey on the existing buildings at nos. 5-11 Leeke Street to significantly increase the floorspace available to the charity, while adding new architectural interest within the townscape.

**The Site**

The site is located in the King's Cross ward of the London Borough of Camden (LBC) and the King's Cross conservation area. It comprises:

- Nos. 5-11 Leeke Street: two three-storey office buildings of mid to late 19th century date, constructed of yellow stock brick with red brick detailing.
- No. 13 Leeke Street: a narrow two-storey brick building with a sloping roof and large Crittall-style windows.

The site is located in the Central Activities Zone and benefits from excellent transport connectivity.

8th Floor  
Lacon House  
84 Theobald's Road  
London  
WC1X 8NL

T 020 78514010 [turley.co.uk](http://turley.co.uk)

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## **Proposed Development**

The application for planning permission has benefitted from extensive pre-application advice and support from LBC planning, conservation and urban design officers. The proposed development comprises:

- Demolition of no.13 Leeke Street.
- Erection of new B1a office building at no.13 Leeke Street.
- New additional rooftop storey across the plot.

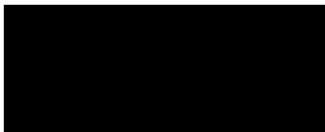
## **Submission Documents**

The planning application is accompanied by the following supporting documents and reports:

- Planning Application Form, prepared by Turley
- Certificates and Notices, prepared by Turley
- Cover Letter, prepared by Turley (this document)
- Location Plan and Block Plan, prepared by Guy Stansfeld Architects
- Existing Plans, Sections and Elevations, prepared by Guy Stansfeld Architects
- Proposed Plans, Sections and Elevations, prepared by Guy Stansfeld Architects
- Design and Access Statement (incorporating Sustainability Statement), prepared by Guy Stansfeld Architects
- Planning, prepared by Turley, incorporating Heritage Statement
- Acoustic Report, prepared by Emtec
- Construction Method Statement, prepared by Conisbee
- Statement on PHF's origins and charitable work, by PHF

I trust this information is sufficient for you to validate the planning application, however should you require any further details please do not hesitate to contact me or my colleague, Oliver Jefferson.

Yours faithfully



Phil D Jones  
**Assistant Planner**

phil.d.jones@turley.co.uk