

Planning and Built Environment
London Borough of Camden Council
5 Pancras Square
London
N1C 4AG

PLANNING PORTAL (REFERENCE: PP-08032378)

26527/A5/BS/PN
8th October 2019

Dear Sir / Madam

PLANNING APPLICATION BY WHITBREAD GROUP PLC
PREMIER INN EUSTON, 1 DUKE'S ROAD, LONDON WC1H 9PL

On behalf of Whitbread Group PLC, we enclose a planning application relating to the existing Premier Inn, 1 Duke's Road, London WC1H 9PL ('the Site'). The description of development is as follows:

"Erection of a two-storey roof top extension and a seven-storey annexe extension to existing hotel (Use Class C1), ground floor restaurant (Use Class A3) together with alterations to the external appearance, new access, plant, car parking and associated works".

The application has been submitted via the Planning Portal (Ref: PP-08032378) and comprises the following documents:

- Completed Application Forms and Ownership Certificates;
- Additional Information CIL Form;
- Application Drawings (August 2019), prepared by CHQ Architects;
- Design and Access Statement (July 2019), prepared by CHQ Architects;
- Planning Statement (October 2019), prepared by Barton Willmore LLP;
- Transport Statement (July 2019), prepared by RGP;
- Travel Plan (July 2019), prepared by RGP;
- Delivery and Servicing Management Plan (July 2019), prepared by RGP;
- Heritage Statement (July 2019) encompassing Verified Views, prepared by Wessex Archaeology;
- Daylight and Sunlight Report (July 2019), prepared by CBRE;
- Supplementary Daylight and Sunlight Report (October 2019), prepared by GIA;
- Sustainability and Energy Statement (June 2019), prepared by Jenks Associates;
- BREEAM Pre-Assessment (July 2019), prepared by Greenage;
- Noise Impact Assessment (May 2019), prepared by WYG;
- Ground Conditions Report (2018), prepared by Resource and Environmental Consultants;




- Drainage Assessment (July 2019), prepared by Simpson;
- Viability Assessment (August 2019), prepared by Barton Willmore (to follow once validated);
- Opportunity Land Assessment (August 2019), prepared by Barton Willmore;
- Ecology Report (July 2019), prepared by WYG; and
- Statement of Community Involvement (July 2019), prepared by Camargue.

In accordance with the application fee regulations, the requisite Planning Application Fee of £17,556.00 has been paid via the Planning Portal.

Please note that the viability assessment prepared as part of this application will follow under a separate cover once the application has been validated, due to commercial confidentiality.

We trust that you have the necessary information with which to register and process this planning application. If, in the meantime, you have any queries or require any further information, please do not hesitate to contact Ben Shaw at this office.

Yours faithfully,



Barton Willmore
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