

PD11695/PJB/JH/AJ

Planning and Regeneration
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

Planning Portal Reference: PP-09387857

19 January 2021

Dear Sir/Madam

**NO.37 GREAT JAMES STREET, LONDON, WC1N 3HB
APPLICATION FOR PLANNING PERMISSION & LISTED BUILDING CONSENT
TOWN AND COUNTRY PLANNING ACT 1990 & PLANNING & (LISTED BUILDING AND CONSERVATION AREAS)
ACT 1990**

On behalf of our client, GFZ Investments ("the Client" / "the Applicant"), please find enclosed an application for full planning permission and listed building consent ("the / this Application") for conversion and refurbishment of No. 37 Great James Street, London, WC1N 3DA ("the Site").

The description of development for these proposals ("the Proposed Development") is as follows:

"Change of use of building from office use (Class E) to residential (Class C3) to form a self-contained dwelling over LG, G + 3, both internal and external alterations to original and non-original 'cottage building', including refurbishment and minor reconfiguration of building and associated works."

This Application comprises the following documentation:

1. Schedule 37GJS-1: Document Schedule, prepared by Montagu Evans LLP;
2. This Cover Letter, prepared by Montagu Evans LLP;
3. Completed Application Form, prepared by Montagu Evans LLP;
4. Community Infrastructure Levy Form, prepared by Montagu Evans LLP;
5. Schedule 37GJS-2: Drawing Schedule, prepared by Montagu Evans LLP;
6. Site Location Plan, prepared by MW-A;
7. Existing, Demolition and Proposed Application Drawings, prepared by MW-A;
8. Door Schedule, prepared by MW-A;
9. Design and Access Statement, prepared by MW-A;
10. Planning Statement, prepared by Montagu Evans;
11. Heritage Statement, prepared by The Heritage Practice;
12. Sustainability Statement, prepared by Cundall;
13. Daylight and Sunlight Report, prepared by Hollis;
14. Draft Construction Management Plan ProForma, prepared by Motion; and

15. Photographic Survey, prepared by MW-A.

Application Procedure

The application fee has been calculated in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2012 (Statutory Instrument No. 472) (as updated). This fee amounting to £462.00, is based upon the creation of a single dwellinghouse and will be paid by the Client through the Planning Portal (plus the associated Service Charge).

We would be grateful if LBC could confirm that our Application is complete and will be validated shortly. In the meantime should any further clarification, information or assistance be required please do not hesitate to contact James Huish (Tel. 020 7312 7484 / james.huish@montagu-evans.co.uk) or Annabel Johnson (Tel. 020 7074 2609 / annabel.johnson@montagu-evans.co.uk) of this office in the first instance.

Yours faithfully

Montagu Evans

Montagu Evans LLP

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