

Head of Planning
London Borough of Camden
Development & Management
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

12 July 2021

Dear Sir/Madam

Oxford House 30-32 Tavistock Place, London, WC1H 9RE
Application for Full Planning Permission and Listed Building Consent for Internal Refurbishment for Continued Hostel Use (Sui Generis), Fenestration Alterations, Extension and New Staircase To Annex, New Landscaping And Other Associated Works
On behalf of WC1 Studios Ltd

I act on behalf of WC1 Studios Ltd which is the freeholder of the above site, and attach for your attention an application in respect of proposed works to upgrade the existing hostel accommodation at Oxford House, 30-32 Tavistock Place to provide modern facilities and to enhance the character and appearance of the building's exterior and interior and provide suitable accommodation on site.

Accordingly, I attach the following documents which form the planning application which has been submitted via the Planning Portal (ref: PP-10020369).

- (i) A copy of the relevant application form, signed and dated;
- (ii) Location Plan;
- (iii) Basement Plans as Existing and Proposed (Drawing Ref: 2105 LB 300);
- (iv) Ground Floor Plans as Existing and Proposed (Drawing Ref: 2105 LB 301);
- (v) First Floor Plans as Existing and Proposed (Drawing Ref: 2105 LB 302);
- (vi) Second Floor Plans as Existing and Proposed (Drawing Ref: 2105 LB 303);
- (vii) Third Floor Plans as Existing and Proposed (Drawing Ref: 2105 LB 304);
- (viii) Loft Plans as Existing and Proposed (Drawing Ref: 2105 LB 305);
- (ix) Section AA & Front Annex Elevation as Existing (Drawing Ref: 2105 LB 600);
- (x) Section AA & Front Annex Elevation as Proposed (Drawing Ref: 2105 LB 601);
- (xi) Front Elevation as Existing and Proposed (Drawing Ref: 2105 LB 800);
- (xii) Rear Elevation as Existing and Proposed (Drawing Ref: 2105 LB 801);
- (xiii) Side Elevations as Existing (Drawing Ref: 2105 LB 804);
- (xiv) Side Elevations as Proposed (Drawing Ref: 2105 LB 805);
- (xv) Front and Rear Elevation of Annex (Drawing Ref: 2105 LB 900);
- (xvi) En-suite moodboard (Drawing Ref: 2105 LB MB);
- (xvii) Schedule of works;
- (xviii) Heritage Statement, prepared by JB Heritage Consulting Limited;
- (xix) Planning, Design and Access Statement prepared by JMS Planning and Development Ltd dated July 2021; and
- (xx) The relevant Community Infrastructure Levy form sign and dated.

Please note the relevant application fee has been paid directly via the Planning Portal.



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It is considered that the application is of considerable benefit to LB Camden, namely it;

- The application will provide historical benefits to the special architectural character of the listed building;
- The application will provide enhanced hostel stock within Camden;
- The application will help retain local jobs and associated benefits to the local economy;
- The application will bring a tired and altered listed building back into high quality use; and
- The application will provide an enhanced landscaping and amenity space to the benefit of users and in benefit to the Bloomsbury Conservation Area.

I trust you find the enclosed application in order, and I look forward to receiving confirmation of registration of the application in due course. In the meantime, should you wish to discuss the application further, please do not hesitate to contact me at this office on 07525 131145.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Julian Sutton', with a stylized flourish at the end.

Julian Sutton
JMS Planning & Development

Encs.