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29th July 2021

Dear Sir/Madam,

City Junior School | 4 Gray's Inn Place, Holborn WC1R 5AH

We write on behalf of our client City Junior School, to submit a planning application for:

“Lift extension to the existing building to allow access across all internal floors”

Enclosed documentation

The application package comprises the following:

Document	Author
Application Form	JLL
Certificates of Ownership and Agricultural Holdings	JLL
CIL Form	JLL
Planning covering Letter	JLL
Design and Access Statement	LSI architects
Application drawings	LSI architects

For clarification, the planning application fee of £234 has been paid by online electronic payment via the Planning Portal website.

The Site

The site is located at 4 Gray's Inn Place, Holborn WC1R 5AH. The site is located within the administrative boundary of the London Borough of Camden.

The site was previously used as the premises for The City Law School, which vacated the property at the end of 2020. The building comprises a basement, ground and three upper floors. The building is divided at ground floor level into the east and west sides but connects via the upper floors

The site is located within the Bloomsbury Conservation Area, as identified on the Camden Policies Map.





The site is not within a flood risk area as it falls within Flood Zone 1.

Planning history

We have undertaken a review of the online statutory planning register in order to establish the planning history held by the London Borough of Camden for the site.

Reference Number	Proposal	Date
2020/3273/P	Change of use from existing education facility (Use Class D1) to flexible use office space (B1(a)) and use class D1 (education).	No decision given.
2016/4751/A	Display of non-illuminated fascia sign above the walkway (facing Warwick Court).	Granted Sep 30 2016
2006/2834/A	Display of non-illuminated fascia sign above the walkway (facing Warwick Court).	Granted July 12 2006

More recently a planning application was submitted on 14th July 2021 for “*Lower ground floor extension, replacement plant and associated works for existing three storey building for educational use (Use Class F1)*”. This is awaiting validation.

Proposals

The proposals are for a lift extension to allow lift access to all internal floors. The existing passenger lift currently runs up to the second floor and does not include the third floor. The City Junior School are therefore extending the lift provision to the third floor level to allow equal accessibility across all floors.

As a result of the lift extension there will be a lift overrun of 3800mm from the third floor level, however this will sit below the highest point of the existing chimney flue. For more details please refer to the application drawings and Design and Access Statement.

This would comply with Camden Local Plan Policy C6 (Access for all) as the proposals remove the barriers that prevent access to certain users to all floors of the building and ensures the building is now designed to be fully accessible.

As the lift overrun is only a small increase to the height of the building and below the height of the existing chimney flue, the implementation of the proposals would preserve the significance of the Bloomsbury Conservation Area and comply with London Plan Policy HC1 and Local Plan Policy D2.



Summary

We consider that the proposals comply with the policies of the Development Plan and look forward to confirmation of validation of the planning application shortly.

Should you have any queries, please contact Max Cartwright (07892 704351).

Yours faithfully,

Jones Lang LaSalle Limited