



[REDACTED]

22 October 2021

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

Dear Sir / Madam

**24 ENDELL STREET, LONDON, WC2H 9HQ**  
**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**APPLICATION FOR FULL PLANNING PERMISSION – SUBMITTED ONLINE VIA THE PLANNING PORTAL REF. PP-10142173**

On behalf of our client, Patrizia UK Limited (“the Client” / “the Applicant”), please find enclosed an application for full planning permission (“the / this Application”) at 24 Endell Street, London, WC2H 9HQ (“the Site” / “the Building”).

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

*“Change of use of ground and upper floors of the building from members club (Sui Generis) to use as offices (Class E), enlargement of existing cycle & shower facilities, replacement and reconfiguration of rooftop plant, to accommodate additional office space (Class E). Retention and refurbishment of basement to allow for continued studio use (Sui Generis)”.*

#### **APPLICATION DOCUMENTATION**

This Application comprises the following documentation:

1. Schedule ES-1: Document Schedule prepared by Montagu Evans, dated 22 October 2021;
2. Cover Letter (i.e. this letter) prepared by Montagu Evans, dated 22 October 2021;
3. Application Form prepared by Montagu Evans, dated 22 October 2021;
4. Community Infrastructure Levy Form prepared by Montagu Evans, dated 22 October 2021;
5. Schedule ES-2: Drawing Schedule prepared by Montagu Evans, dated 22 October 2021;
6. Site Location Plan prepared by Buckley Gray Yeoman, dated October 2021;
7. Site Plan prepared by Buckley Gray Yeoman, dated October 2021;
8. Application Drawings prepared by Buckley Gray Yeoman, dated October 2021;
9. Design and Access Statement prepared by Buckley Gray Yeoman, dated October 2021;
10. Planning Statement prepared by Montagu Evans, dated 22 October 2021;
11. Transport Statement prepared by Velocity, dated 15 October 2021;
12. Travel Plan prepared by Velocity, dated 15 October 2021;

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Montagu Evans LLP is a limited liability partnership registered in England and Wales with registered number OC312072. Registered office 70 St Mary Axe London EC3A 8BE.  
A list of members' names is available at the above address.



13. Construction Management Plan prepared by Velocity, dated October 2021;
14. Acoustic Report prepared by Sandy Brown, dated 22 October 2021;
15. Daylight and Sunlight Report prepared by Prism City, dated October 2021;
16. Energy Report prepared by GDMP, dated 15 October 2021;
17. Sustainability Statement prepared by Verte, dated October 2021;
18. Air Quality Statement (including Construction Dusk Risk Statement) prepared by SLR, dated October 2021; and
19. Statement of Community Involvement prepared by Concilio, dated October 2021.

#### **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).

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We would be grateful if the London Borough of Camden 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 Peter Bovill [REDACTED], Anthony Brogan [REDACTED] or Eleanor Mazzon [REDACTED] of this office in the first instance.

Yours faithfully

[REDACTED]

**Montagu Evans LLP**

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