



GERALDEVE

Director of Economy, Regeneration and Investment
Regeneration and Planning
London Borough of Camden
5 Pancras Square
London
N1C 4AG

FAO: Patrick Marfleet

13 April 2022

Our ref: LJW/GBR/EMOU/U0016297

Dear Sir/Madam,

**105–121 Judd Street, WC1H 9NE
Town and Country Planning Act 1990 (As Amended)
Application for Full Planning Permission**

We write on behalf of 105 Judd Street Limited ('the Applicant'), to apply for full planning permission in respect of proposed development at 105–121 Judd Street WC1H 9NE.

Full planning permission is sought for the following:

'Partial demolition and erection of extension at part third floor, fourth floor, fifth floor and rooftop plant in connection with the ongoing use of the building for commercial, business and service uses (Class E); associated external alterations to the elevations, improvements to the public realm and replacement of the existing ramp; roof terraces at levels three, four and five; provision of cycle parking, waste/recycling storage and other services; associated external alterations'.

The Proposed Development has been subject to extensive pre-applications engagement with Officers at the London Borough of Camden, the local community and other key stakeholders. The proposal represents the opportunity to upgrade and sensitively extend the existing office building to provide high-quality workspace suitable for knowledge quarter uses. The proposal represents the first re-development of an existing building for lab-enabled Knowledge Quarter uses within the Knowledge Quarter.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the statutory development plan unless material considerations indicate otherwise. It is considered that the Proposed Development fully complies with the development plan and meets the objectives and aspirations for Camden and the Applicant.

Application Documentation

The scope of documentation prepared and submitted to support the planning application was agreed with officers at pre-application stage and the following documentation is submitted in support of the application:

- Planning Application Form, prepared by Gerald Eve LLP;
- CIL Form, prepared by Gerald Eve LLP;

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- Site Location Plan, prepared by Stiff + Trevillion;
- Existing, Demolition and Proposed Plans, Sections and Elevations, prepared by Stiff + Trevillion;
- Design and Access Statement, prepared by Stiff + Trevillion;
- Town Planning Statement, prepared by Gerald Eve LLP;
- Townscape, Visual Impact and Heritage Assessment, prepared by KM Heritage;
- Energy Statement, prepared by NDY;
- Sustainability Statement, prepared by NDY;
- Whole Life Carbon Assessment, prepared by NDY;
- Circular Economy Statement, prepared by NDY;
- Air Quality Assessment, prepared by NDY;
- Preliminary Ecology Report, prepared by Greengage;
- Biodiversity Impact Assessment, prepared by Greengage;
- Urban Greening Factor Assessment, prepared by Greengage;
- Draft Employment and Training Strategy, prepared by 105 Judd Street Ltd;
- Daylight and Sunlight Assessment, prepared by GIA;
- Noise and Vibration Impact Assessment, prepared by NDY;
- Fire Statement, prepared by NDY;
- Statement of Community Involvement, prepared by London Communications Agency;
- Structural Report, prepared by HTS;
- Flood Risk Assessment and Drainage Statement, prepared by HTS;
- Phase 1 Contamination Assessment, prepared by HTS;
- Operational Waste Management Strategy, prepared by Velocity; and
- Transport Statement (including Delivery and Servicing Plan, CLP Pro-forma and Travel Plan), prepared by Velocity.

[REDACTED]

We trust the above is self-explanatory and await confirmation of the application being made valid. In the interim however, should you have any questions please contact please contact Gary Brook [REDACTED] or Emma Mounsey [REDACTED] of the above office.

Yours sincerely,

[REDACTED]

Gerald Eve LLP

[REDACTED]

Enc. As above via planning portal