

Planning, Transport and Development  
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**CBRE**

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26 July 2022

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990 194 SHAFTESBURY AVENUE, WC2H 8JP

On behalf of our client, Grafton Real Estate Limited, please find enclosed a planning application for the site at 194 Shaftesbury Avenue, WC2H 8JP.

The proposed development description is as follows:

*“Use of ground floor as Class E café, change of use of lower ground and 1st-3rd floors to serviced apartments, inclusion of rear dormer extension for 4th floor serviced apartments, demolition and rebuild of rear lower ground and ground floor, minor external alterations including creation of rear courtyard at lower ground floor level and associated works including creation of rear courtyard at lower ground floor level and associated works”.*

This application has been submitted vja the Planning Portal (PP-11416879) and is accompanied by the following:

Ref.	Deliverable
1	Application Form
2	CIL Form
3	Existing Drawings
4	Demolition drawings
5	Proposed Drawings
6	Site Location Plan
7	Land Use Planning Statement
8	Design and Access Statement

The fee in connection with the application for planning permission of £494 (as well as the £28 service charge) has been paid online via the Planning Portal.

Full details of the proposals are laid out in the supporting documents, as listed above. If you have any further queries regarding this application, please do not hesitate to contact Sarah Paterson ([Sarah.Paterson@cbre.com](mailto:Sarah.Paterson@cbre.com)) or myself.

We look forward to receiving acknowledgement of receipt of the application.

Yours faithfully



MATT GORE

DIRECTOR