

PD14134/PJB/JH/AJ

70 St Mary Axe  
London  
EC3A 8BE  
Tel: 020 7493 4002  
[www.montagu-evans.co.uk](http://www.montagu-evans.co.uk)

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

**Planning Portal Reference: PP-11444895**

1 August 2022

Dear Sir/Madam

**NO. 14 JOHN STREET, LONDON, WC1N 2EB  
APPLICATION FOR PLANNING PERMISSION & LISTED BUILDING CONSENT  
TOWN AND COUNTRY PLANNING ACT 1990 & PLANNING & (LISTED BUILDING AND CONSERVATION AREAS)  
ACT 1990**

On behalf of our client, J&B Ashley Ltd & Anthony Osoff (“the Client” / “the Applicant”), please find enclosed an application for full planning permission and listed building consent (“the / this Application”) for conversion and refurbishment of No. 14 John Street, London, WC1N 2EB (“the Site”).

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

*“Change of use of building from office use (Class E) to residential (Class C3) to form a self-contained dwelling over LG, G + 4 storeys, internal refurbishment and associated works.”*

This Application comprises the following documentation:

1. Schedule 14JS-1: Document Schedule, prepared by Montagu Evans LLP;
2. This Cover Letter, prepared by Montagu Evans LLP;
3. Completed Application Form, prepared by Montagu Evans LLP;
4. Community Infrastructure Levy Form, prepared by Montagu Evans LLP;
5. Drawing Schedule, prepared by MWA;
6. Site Location Plan, prepared by MW-A;
7. Existing, Demolition and Proposed Application Drawings, prepared by MW-A;
8. Door and Window Schedule, prepared by MW-A;
9. Photographic Room Survey, prepared by MW-A;
10. Design and Access Statement, prepared by MW-A;
11. Planning Statement, prepared by Montagu Evans;
12. Heritage Statement, prepared by The Heritage Practice;
13. Marketing Report, prepared by Robert Irving Burns;

14. Sustainability Statement, prepared by Webb Yates Engineers;
15. Transport Statement, prepared by Motion; and
16. Construction, Demolition Management Plan ProForma, prepared by Motion.

**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). This fee amounting to £462.00 (plus service charge), is based upon the creation of a single dwellinghouse and will be paid by the Client through the Planning Portal (plus the associated Service Charge).

We would be grateful if LBC 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 James Huish (Tel. 020 7312 7484 / [james.huish@montagu-evans.co.uk](mailto:james.huish@montagu-evans.co.uk)) or Annabel Johnson (Tel. 020 7074 2609 / [annabel.johnson@montagu-evans.co.uk](mailto:annabel.johnson@montagu-evans.co.uk)) of this office in the first instance.

Yours faithfully

*Montagu Evans*

**Montagu Evans LLP**

Enc