

Your Ref: PP-11270836
Our Ref: HPD/CD/HF/20/141
Date: 11 August 2022

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



Hybrid Planning & Development Limited
The Old Vyner Street Gallery
23 Vyner Street
London
E2 9DG

www.hpduk.com

+44 (0)20 3633 1678
+44 (0)75 4630 9290
hawardon@hpduk.com

Dear Sir/Madam,

RE: THE BLUE LION, 133 GRAYS INN ROAD, WC1X 8TU

On behalf of our client, Lambournes Surveyors Ltd ('the Applicant'), we are pleased to enclose a full planning application for the partial retention/reconfiguration of the existing public house at the abovementioned address, together with the redevelopment of the site to provide 7 no. residential units at The Blue Lion, 133 Grays Inn Road, Holborn, London, WC1X 8TU ('the site').

Accordingly, please find enclosed the following documents which comprise, in addition to this letter, the application package:

Planning Documents

Document	Consultant
Application Form and Certificates	Hybrid
CIL Additional Information Requirement Form	Hybrid
Planning Statement	Hybrid

Drawings and Plans

Dwg no.	Rev	Title	Scale
754-001	P1	Location & Site Plan	A3 1:1250, 1:500 A1 1:625, 1:250
754-010	P1	Existing Lower Ground Floor Plan	1:50 @ A1/ 1:100 @ A3
754-011	P1	Existing Ground Floor Plan	1:50 @ A1/ 1:100 @ A3
754-012	P1	Existing First Floor Plan	1:50 @ A1/ 1:100 @ A3
754-013	P1	Existing Second Floor Plan	1:50 @ A1/ 1:100 @ A3
754-014	P1	Existing Third Floor Plan	1:50 @ A1/ 1:100 @ A3
754-015	P1	Existing Roof Plan	1:50 @ A1/ 1:100 @ A3
754-020	P1	Existing East & West Elevations	1:50 @ A1/ 1:100 @ A3
754-030	P1	Existing Section AA	1:50 @ A1/ 1:100 @ A3

Dwg no.	Rev	Title	Scale
754-031	P1	Existing Section BB	1:50 @ A1/ 1:100 @ A3
754-032	P1	Existing Section CC	1:50 @ A1/ 1:100 @ A3
754-033	P1	Existing Section DD	1:50 @ A1/ 1:100 @ A3
754-050	P1	Demolition Lower Ground Floor Plan	1:50 @ A1/ 1:100 @ A3
754-051	P1	Demolition Ground Floor Plan	1:50 @ A1/ 1:100 @ A3
754-052	P1	Demolition First Floor Plan	1:50 @ A1/ 1:100 @ A3
754-053	P1	Demolition Second Floor Plan	1:50 @ A1/ 1:100 @ A3
754-054	P1	Demolition Third Floor Plan	1:50 @ A1/ 1:100 @ A3
754-055	P1	Demolition Roof Plan	1:50 @ A1/ 1:100 @ A3
754-060	P1	Demolition East & West Elevations	1:50 @ A1/ 1:100 @ A3
754-070	P1	Demolition Section AA	1:50 @ A1/ 1:100 @ A3
754-071	P1	Demolition Section BB	1:50 @ A1/ 1:100 @ A3
754-072	P1	Demolition Section CC	1:50 @ A1/ 1:100 @ A3
754-073	P1	Demolition Section DD	1:50 @ A1/ 1:100 @ A3
754-100	P1	Proposed Lower Ground Floor Plan	1:50 @ A1/ 1:100 @ A3
754-101	P1	Proposed Ground Floor Plan	1:50 @ A1/ 1:100 @ A3
754-102	P1	Proposed First Floor Plan	1:50 @ A1/ 1:100 @ A3
754-103	P1	Proposed Second Floor Plan	1:50 @ A1/ 1:100 @ A3
754-104	P1	Proposed Third Floor Plan	1:50 @ A1/ 1:100 @ A3
754-105	P1	Proposed Fourth Floor Plan	1:50 @ A1/ 1:100 @ A3
754-106	P1	Proposed Fifth Floor Plan	1:50 @ A1/ 1:100 @ A3
754-107	P1	Proposed Roof Plan	1:50 @ A1/ 1:100 @ A3
754-110	P1	Proposed East & West Elevations	1:100 @ A1/ 1:200 @ A3
754-111	P1	Proposed South Elevation	1:50 @ A1/ 1:100 @ A3
754-120	P1	Proposed Section AA	1:50 @ A1/ 1:100 @ A3
754-121	P1	Proposed Section BB	1:50 @ A1/ 1:100 @ A3
754-122	P1	Proposed Section CC	1:50 @ A1/ 1:100 @ A3
754-123	P1	Proposed Section DD	1:50 @ A1/ 1:100 @ A3

Supplementary Statements

Document	Consultant
Design and Access Statement	Ackroyd Lowrie
Heritage Statement	Iceni Projects
Energy/Sustainability Statement	Environmental Economics
Air Quality Assessment	Syntegra Group
Fire Statement	Vemco Consulting
Daylight/Sunlight Report	NRG Consulting
Noise/Odour Report	Syntegra Group
Financial Viability Assessment (incl. Economic Viability Report as prepared by Fleurets)	Town Centre Regeneration
Indicative Drainage Strategy	Ackroyd Lowrie Architects

The proposals accord with the relevant national, local policies and guidance and will:

- Improve the long-term viability of the public house;
- Utilise a previously developed site to further contribute to Camden's housing targets;
- Provide a good mix and choice of residential accommodation in a highly sustainable location;
- Optimise the development potential of the site without detrimentally impacting neighbouring amenity or local environmental quality;
- Be of an appropriate design, using high quality materials that respect the local character and in particular Bloomsbury Conservation Area;
- Not have an unacceptable impact upon highways;
- Encourage the use of sustainable/ active travel modes (including cycling); and
- Be in a highly sustainable travel location, with good public transport links.

The proposal therefore represents an entirely deliverable, sustainable and suitable development that will contribute to Camden's housing targets, whilst having no detrimental impact on the local area. Consequently, the proposal is wholly in compliance with the revised NPPF (2021), as well as the London Plan (2021), Camden's Local Plan (2017), the Site Allocations Plan (2013) and the Policies Map (2017). As such, we conclude that the proposals are entirely appropriate in planning policy terms.

The statutory application fee of £3,266.20 (including Planning Portal Administration Fee of £32.20) has been paid electronically by card following submission of this application via the Planning Portal.

We trust that you have sufficient information to determine this application, but should you have any questions or queries in the meantime or require any further information, please do not hesitate to contact me in the first instance.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'H Fawdon', is positioned over a light grey rectangular background.

Hannah Fawdon MRTPI
SENIOR PLANNER

Encs.

cc: Lambournes Surveyors Ltd