

Date
14 October 2022

Mr J Lawlor
Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Via Planning Portal

Dear Mr Lawlor,

Application for Full Planning Permission and Listed Building Consent 3-5 Bedford Row and 3-5 Jockey's Fields

On behalf of our client FREP 4 (Bedford Row) Ltd, this letter and its enclosure relate to an application for Full Planning Permission and Listed Building Consent for:

"Internal refurbishment of 3-5 Bedford Row and 3-5 Jockey's Fields for continuing commercial use of the building (Class E), together with external alterations to all elevations, and the erection of roof extensions at fourth, third and second floor levels, roof terraces at levels four and three and basement courtyard garden, green roofs, cycle parking, waste/recycling storage, plant, and other associated works."

This is a minor application on the basis that the proposed development would only result in 705sqm (GIA) of additional floorspace. As discussed with officers, this minor application comprises:

- Application forms, Ownership Certificate and CIL form.
- Planning drawings (prepared by HUT Architects).
- Design and Access Statement (HUT Architects).
- Planning Statement (Daniel Watney LLP).
- Policy H2 Assessment (HUT and Daniel Watney LLP).
- Heritage Statement (The Heritage Practice).
- Workplace Travel Plan (Milestone).
- Daylight and Sunlight Report (Point 2).
- Sustainability Statement including BREEAM Pre-assessment (Elliot Wood).
- Energy Statement (Elliot Wood)
- Structural Report (Elliot Wood).
- MEP Report (Cream Engineering Services).
- Construction Management and Logistics Plan (Milestone).
- Acoustic Report (RBA Acoustics).
- Fire Statement (Bespoke).
- Flood Risk Assessment (Elliot Wood).
- Drainage Strategy (Elliot Wood).



We look forward to receiving confirmation that the application has been validated. If you have any questions regarding the submitted material, please contact Nick Delaney or Nadia Shojaie of this firm.

Yours faithfully



Daniel Watney LLP

