



Regent House, 72-76 Eversholt
Street, London, NW1 1BY

COVERING LETTER

JULY 2023 / REV A1

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Description of the proposal - This covering letter's purpose is to describe an application for a Change of Use for Regent House, 72-76 Eversholt Street, London, NW1 1BY under the provisions of London Borough of Camden (LPA) guidelines.

■ Change Use Class of the premises: **Unit D (Basement Right), Regent House, 72-76 Eversholt Street, London, NW1 1BY**

Existing Use Class: **Sui Generis**

Proposed Use Class: **E(c)**

Business Activities:

The Unit D space will be utilized as an office for Ecolution MCN Ltd and an Art studio for Juice Education, which is a trade name used specifically for teaching sessions. Juice Education, operating under a trade name, will conduct music teaching sessions in the soundproofed music studio. These sessions will take place between 5:00 PM and 8:00 PM from Monday to Friday, and by appointment on Saturdays.

To minimize noise impact on neighboring properties, comprehensive soundproofing measures will be implemented in the music studio, including the installation of specialized sound-absorbing materials, acoustic seals, and soundproof partitions. These measures ensure that noise levels remain within acceptable limits during teaching sessions. Ecolution MCN Ltd will utilize the office space within Unit D for administrative tasks, business operations, and client meetings.

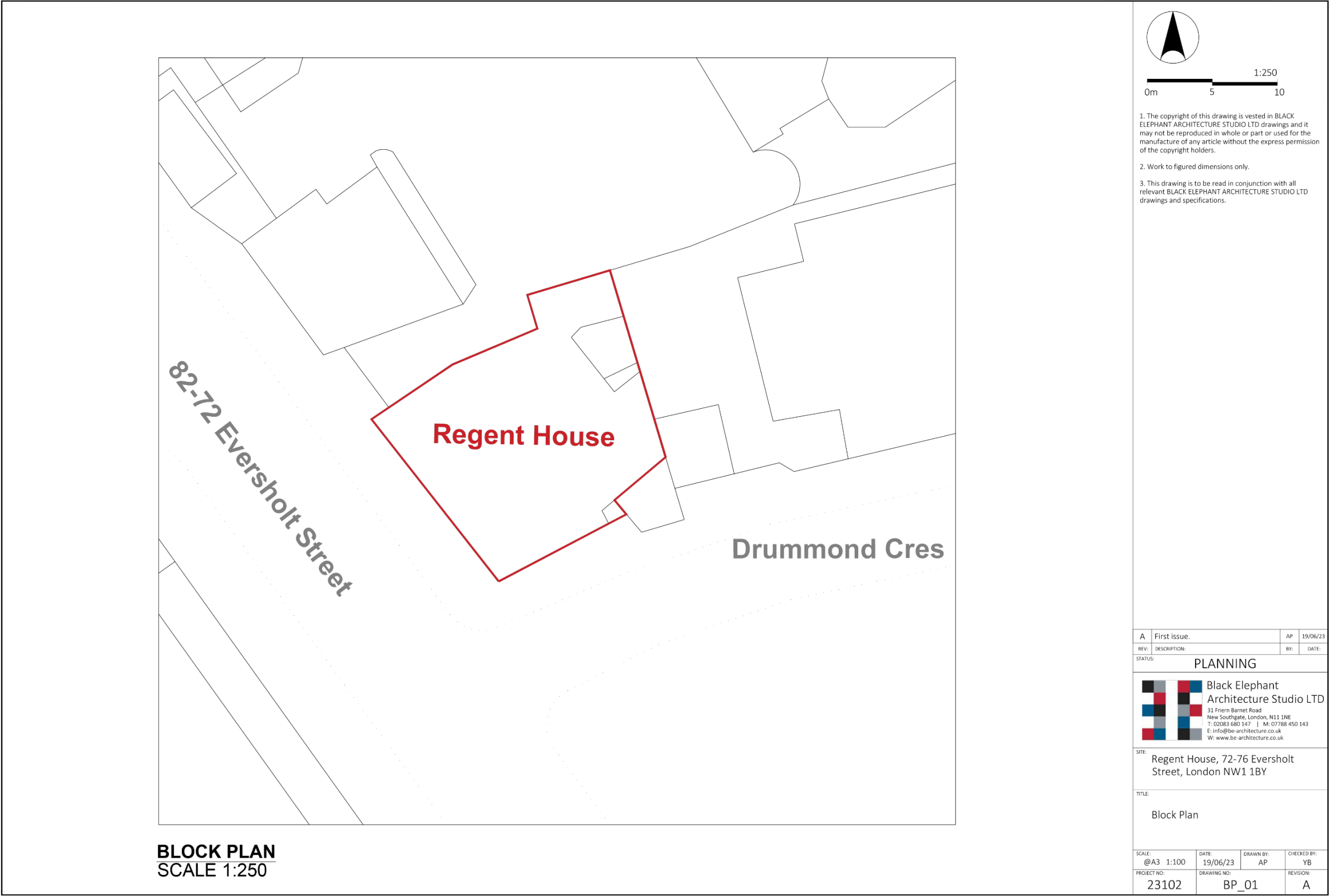
Operating Hours:

Office Hours: **Monday to Friday: 9:00 AM to 5:00 PM**

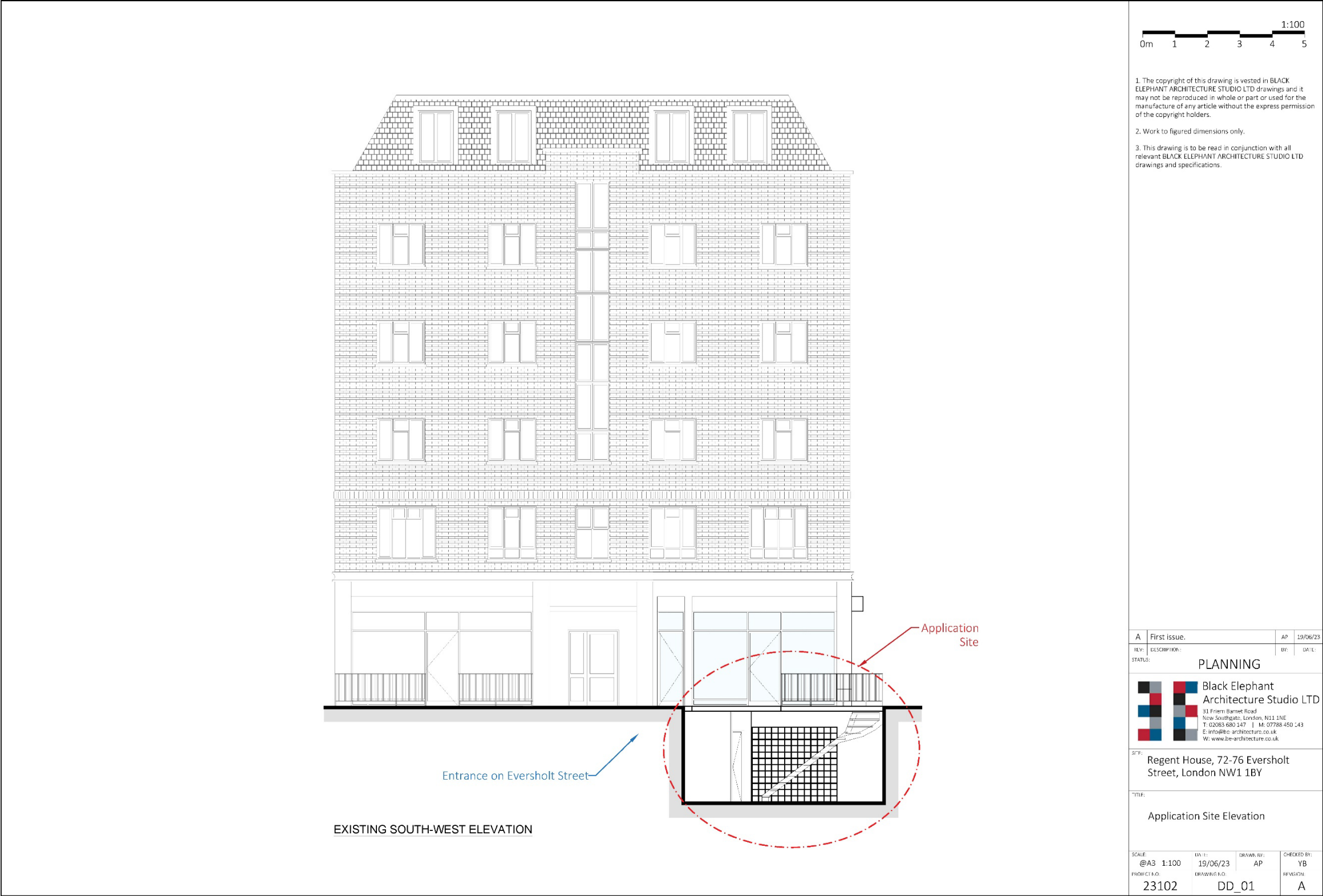
Music Teaching Session Hours: **Monday to Friday: 5:00 PM to 8:00 PM, and Saturday by appointment only;**



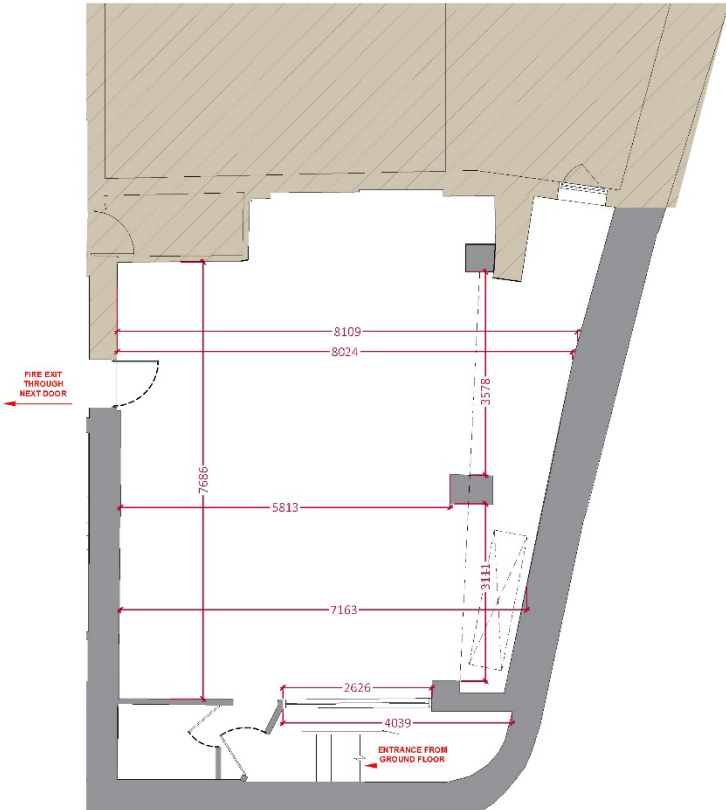
Block Plan



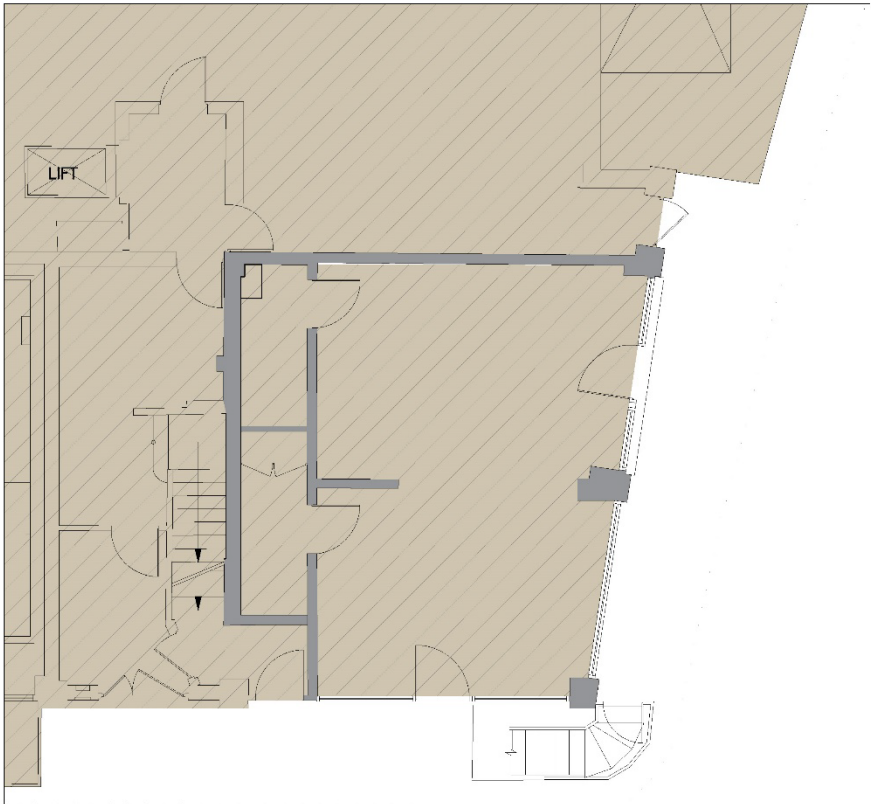
Existing Elevation



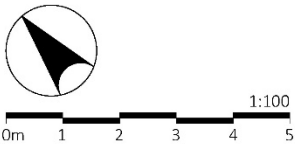
Existing Basement and Ground Floor Plans



EXISTING BASEMENT FLOOR
SCALE 1:100
CEILING HEIGHT 2300mm
TOTAL AREA 74 sqm/ 796 sqft



EXISTING GROUND FLOOR
SCALE 1:100
CEILING HEIGHT 2800mm
TOTAL AREA 48 sqm/ 517 sqft

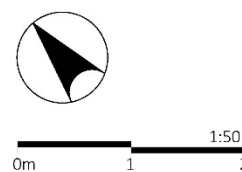
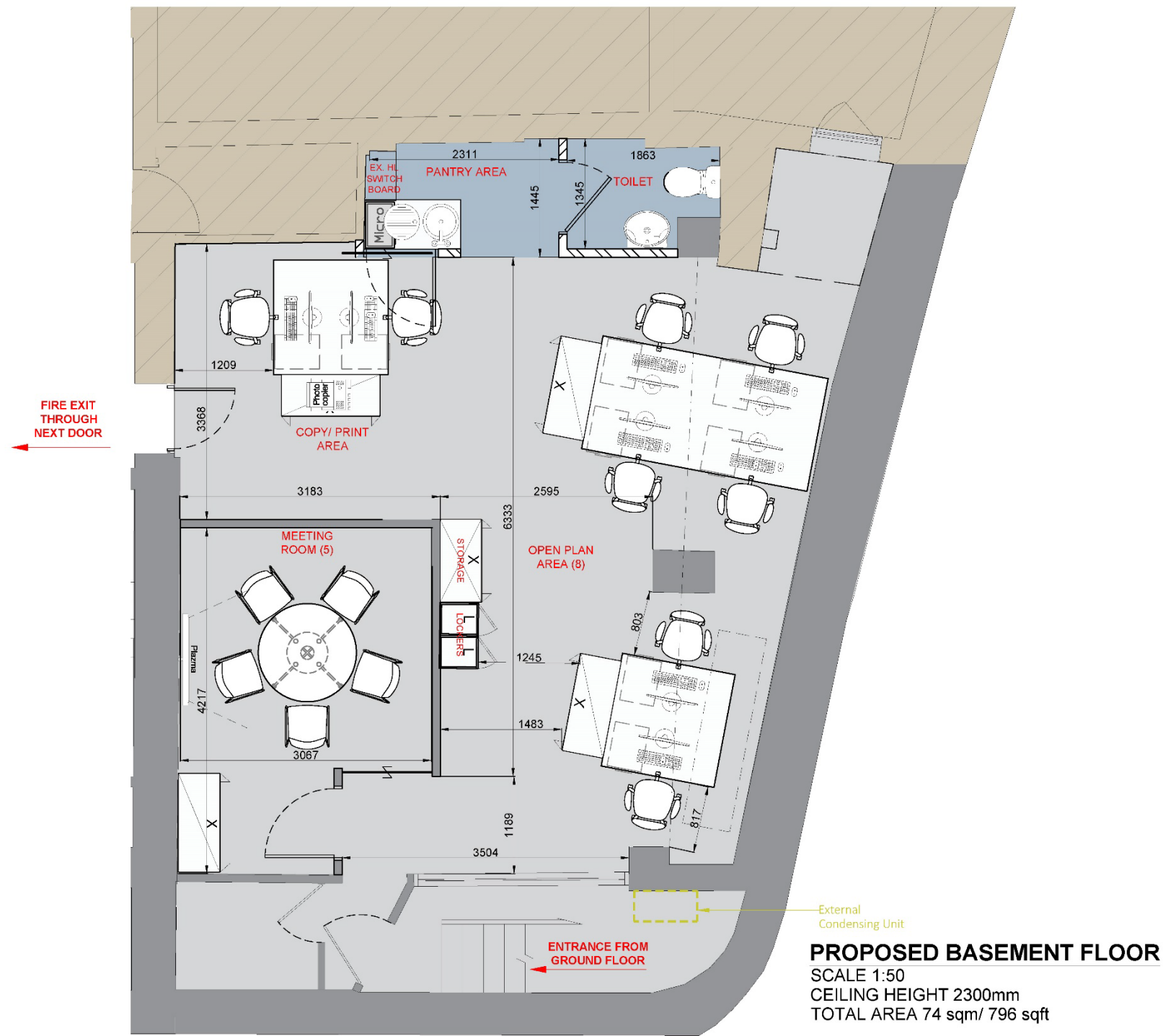


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SITE:	Regent House, 72-76 Eversholt Street, London NW1 1BY		
TITLE:	Existing Basement and Ground Floor Plans		
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
@A3 1:100	19/06/23	AP	YB
PROJECT NO:	DRAWING NO:	REVISION:	
23102	DD_02	A	



Proposed Basement Plan



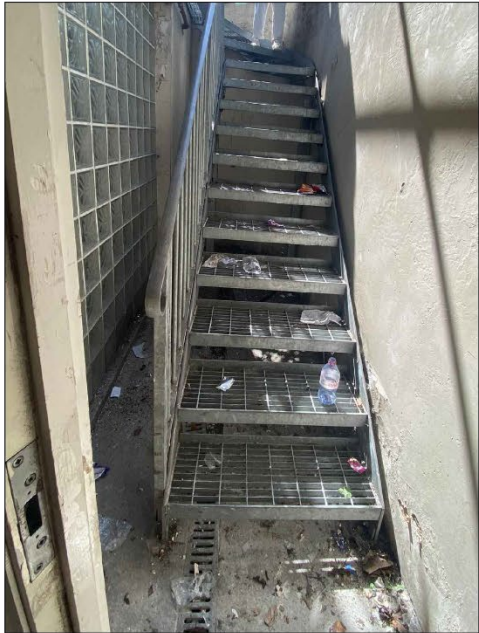
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SHEET:	Regent House, 72-76 Eversholt Street, London NW1 1BY		
TITLE:	Proposed Basement Plan		
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23102	DD_04	A	

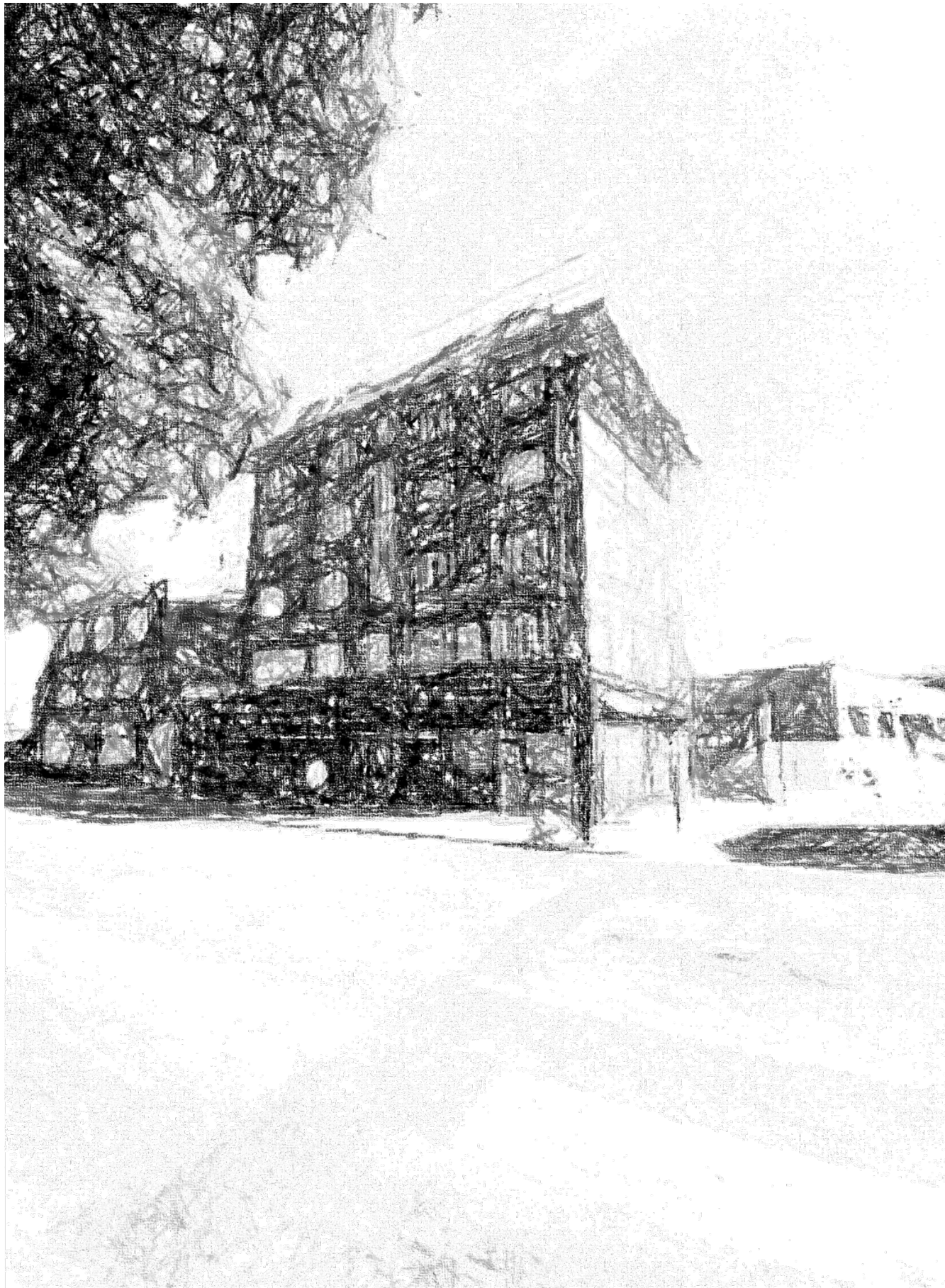
Existing Reference Photos



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SITE: Regent House, 72-76 Eversholt Street, London NW1 1BY			
TITLE: Existing Reference Photos			
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PROJECT NO: 23102	DRAWING NO: DD_06	REVISION: A	



We understand that the decision-making process involves careful evaluation, and I trust that the London Borough of Camden will consider the merits of this proposal in accordance with the applicable regulations and guidelines. I firmly believe that the proposed change of use will contribute positively to the community and align with the local development objectives.

Thank you!

BLACK ELEPHANT
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