



GERALDEVE
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Our ref: NFR/CKE/NMI/J10346

Your ref: PP-12663809

8 December 2023

Dear Sir / Madam

**Application for Full Planning Permission
Town and Country Planning Act 1990 (as amended)
Ground Floor, The Lantern (formerly Stephenson House), 75 Hampstead Road, Camden, London, NW1 2PL**

On behalf of our client, Lazari Properties 8 Ltd (the 'Applicant'), we enclose an application for the use of the ground floor unit on Drummond Street and the ground floor northern area of office floorspace to a flexible Class E (restricted to (a), (b), (c) and (g)(i)) and Class F1(a) use, at The Lantern, 75 Hampstead Road, Camden, London, NW1 2PL ('the Site').

The Proposals

Following a period of extensive marketing of the vacant floorspace subject to this planning application, a potential tenant, First Intuition, who are an award-winning professional education provider, specialising in accountancy, are committed to occupying (subject to planning permission) the Drummond Street ground floor unit, together with the Northern floorspace of the Ground Floor unit (totalling 1,575.5 sqm. of floorspace).

The details of the units are specified below and within the Drawings, as enclosed as part of this application submission. Please also refer to the supporting statement prepared by First Intuition Limited for further details on the proposed tenant.

This application therefore, seeks planning permission to widen the current permitted uses for the ground floor unit on Drummond Street and the ground floor northern area of office floorspace only, whilst still placing restrictions over the full Class E uses.

Planning permission is sought from the London Borough of Camden for the:

“Change of use of ground floor unit on Drummond Street from Class E (a) and (b) to a flexible Class E, restricted to (a - retail), (b – food and drink), (c – financial and professional services) and (g)(i - office); and Class F1(a) use and change of use of northern floorspace of the ground floor unit from Office (B1) floorspace (which now falls within Class E) to a flexible Class E, restricted to (a – retail), (b – food and drink), (c – financial and professional services) and (g)(i - office)); and Class F1(a - education) use.”

Our client is therefore, seeking the use of two units at ground floor level of The Lantern, as follows:

1. Ground Floor unit on Drummond Street - use proposed from Class E (a) and (b) to a flexible Class E, restricted to (a), (b), (c) and (g)(i); and Class F1(a) use. This will ensure that there is no perceived loss of retail use, as permitted;
2. Northern floorspace of the Ground Floor unit - use proposed from Office (B1) floorspace (which now falls within Class E) to a flexible Class E, restricted to (a), (b), (c) and (g)(i); and Class F1(a) use. This will ensure that the office use will still be retained.

The unit fronting Drummond Street, and the northern floorspace of the ground floor unit are proposed to be amalgamated to form one Class E unit, albeit restricted to flexible retail/café/restaurant/business (Class E (a), (b), (c) and (g)(i)); and education use (Class F1(a)), to enable First Intuition to occupy the amalgamated floorspace. In theory, the proposals would not result in any loss of the existing Class E (a) and (b) in respect of the ground floor Drummond Street unit; or any loss of the of the existing Office floorspace at the northern ground floor unit, as these units have remained permanently vacant and their permitted uses have not yet been instituted. Furthermore, the proposal for a flexible use and general widening within the Class E, Commercial, Business and Service Use Class of these units ensures the existing permitted uses are also retained and could be reverted to in the future.

It should be highlighted that in addition to the education training taking place on site, office and break out space are also proposed to be provided. Therefore, office use would be ancillary to the education use.

Enclosed Information

In accordance with the London Borough of Camden's requirements, we enclose the following documentation in support of the application for full planning permission (which has been submitted via the Planning Portal under reference PP-12663809):

- This Covering Letter, prepared by Gerald Eve;
- Completed Full Planning Application Form;
- Completed Community Infrastructure Levy Additional Information Form;
- Site Location Plan, prepared by Marks Barfield Architects;
- Existing and Proposed Ground Floor Demise Plans, prepared by Marks Barfield Architects;
- Existing and Proposed Sections, prepared by Marks Barfield Architects;
- First Intuition Limited Supporting Statement, prepared by First Intuition;
- Floorspace Schedule, prepared by Lazari;
- Letter Outlining Marketing Initiatives, prepared by Lazari;
- Marketing Brochure, prepared by Lazari;
- Transport Note, prepared by RGP.

The requisite planning application fee of £578.00 (plus £64.00 administration fee to the Planning Portal) has been made by Lazari, concurrently with the submission of the application on the Planning Portal.

We trust the information submitted in support of the application is sufficient to ensure validation, and we look forward to confirmation of this shortly. If you have any queries, please contact Caroline Keane (020 7333 6245 or CKeane@geraldeve.com) or Nicola Miller (020 7333 6344 or nicolamiller@geraldeve.com) of this office.

Yours faithfully

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Encs. As above



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