

24/01/2024

For the Attention of: Camden City Planning team

Camden Council
Planning - Development Control,
Camden Council,
Camden Town Hall,
London,
WC1H 8ND

Dear sir/madam,

Re: A Full Planning Application for the replacement of an existing commercial shopfront, and new glazed windows to Mary Terrace to a ground floor commercial unit, with a lowered internal floor to provide level to Camden High Street access at:

Address: 97-99 Camden High Street, London, NW1 7JN

Please find enclosed a Full Planning Application package for the above address for your attention.

The application has been submitted via an online application through the Planning Portal and the package includes the following:

- A completed online Planning Application Form
- A planning application fee (paid online via Planning Portal) of £ 357.00 (including planning portal fee)
- A completed Community Infrastructure Levy (CIL) form
- A supporting Design and Access Statement & Conservation Area Assessment

One set of the existing and proposed planning drawings enclosed:

- 1969-E01-00: Ordnance Survey Site Map, Site Block Plan, Aerial View & Site Photos
- 1969-E02-00: Existing Ground Floor Plan at 1:100 @ A3
- 1969-E03-00: Existing Front Elevation at 1:100 @ A3
- 1969-E03-01: Existing Side Elevation at 1:100 @ A3

- 1969-P02-00: Proposed Ground Floor Plan at 1:100 @ A3
- 1969-P03-00: Proposed Front Elevation at 1:100 @ A3
- 1969-P03-01: Proposed Side Elevation at 1:100 @ A3

The existing building is a part four, part three-storey terrace building with commercial use (Class E) at ground level and office accommodation to the upper levels. Access to the commercial unit is at ground floor along Camden High Street, whereas the offices to the upper levels are accessible from the side via Mary Terrace.

This proposal only relates to the ground floor shopfront facade of the commercial unit.

The site falls within The Camden Town Conservation Area and it is not a statutory listed building or within the setting of any Scheduled Ancient Monument. Therefore, a Design and access statement and a Conservation Area Assessment are provided in support of the proposed scheme.

The proposal is for the replacement of an existing shopfront facade, including new glazed windows to Mary Terrace and lowering of the internal floor to allow for level to an existing ground floor commercial unit at no. 97-99 Camden High Street.

This would provide a more cohesive front facade making a positive contribution to its surroundings. No other alterations are proposed above ground floor.

For more information, please refer to the attached Design and Access Statement and Conservation Area Assessment and Planning Application drawings.

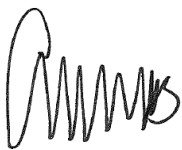
In summary, this proposal has been well considered and we believe it is not detrimental to the street scene or over development of the site. The scheme is sensitive and mindful to take into account all aspects of the adjoining conservation area such as site context and characteristics, mix uses to be discreet and keep the quality that makes the area special.

We consider this proposal to be suitable with the relationship to its neighbouring properties and not detrimental to the street scene or over development of the site.

We trust the application is in satisfactory order and you will consider this application for approval.

Should you have any further queries please do not hesitate to contact me.

Yours sincerely



George Kythreotis
Cc (Client/Applicant)