

V I V E N D I
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23/05/2024

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 creation of a new dedicated entrance to the upper floor commercial spaces along Kentish Town Road and associated internal alterations to the existing properties at:

Address: 273-275 Kentish Town Road, London, NW5 2LP

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 £ 363.00 (including planning portal fee)
- A completed Community Infrastructure Levy (CIL) form
- A supporting Design and Access Statement
- One set of the existing and proposed planning drawings enclosed:
 - 1963-E01-00: Existing OS Map and Site Photographs
 - 1963-E01-01: Block Plan and Aerial Views
 - 1963-E02-00: Existing Ground Floor & Basement Plans
 - 1963-E02-01: Existing First Floor Plan
 - 1963-E02-02: Existing Second Floor & Roof Plans
 - 1963-E03-00: Existing Front/Streetscene Elevation
 - 1963-E04-00: Existing Section AA'
 - 1963-P02-00: Proposed Ground Floor Plan
 - 1963-P03-00: Proposed Front/Streetscene Elevation
 - 1963-P04-00: Proposed Section AA'

The existing site currently accommodates a vacant commercial/office unit (Use Class E) over existing ground and basement levels, accessible via Kentish Town Road, with associated vacant spaces at first and second floors accessed by a stair within the commercial unit. The part basement is also accessed via the commercial unit and is also served by a lift from ground floor to basement level.

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There is a residential unit over approximately half of the first and second floor levels. The residential unit is accessed via a separate staircase which is entered from Old Dairy Mews.

The proposed scheme is for the creation of a new dedicated entrance to the upper floor commercial spaces along Kentish Town Road and associated internal alterations to provide a new hallway, while retaining the commercial unit at ground level facing Kentish Town Road.

The scheme will utilise the existing internal stair access to the ancillary commercial spaces and will provide a new shopfront/entrance along Kentish Town Road. This new dedicated access will be served by a new entrance hallway/lobby leading to the existing first and second floor levels.

The works will provide a more cohesive front façade 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 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



Peter Koumis
Cc (Client/Applicant)