



Our Ref: 13113/KM
Your Ref:
Email: kmatthews@firstplan.co.uk
Date: March 25, 2014

Aysegul Olcar-Chamberlin
Development Management
6th Floor
Camden Town Hall Extension
Argyle Street
London, WC1H 8EQ

Dear Ms Olcar-Chamberlin,

**APPLICATION TO VARY CONDITION 5 OF PLANNING PERMISSION REF: 2013/5610/P
AT 115-117 REGENT'S PARK ROAD, LONDON, NW1 8UR**

We have been instructed by our client, Cowshed Products UK Ltd, to submit an application to vary condition 5 of planning permission 2013/5610/P. The application has been submitted via Planning Portal (ref: PP-03269862).

Permission 2013/5610/P granted consent for change of use of the basement and ground floor from retail (A1) to mixed beauty salon, retail and café use (Sui Generis) with alterations to shopfront and awning.

Condition 5 of the permission states:

“No tables and chairs shall be left on the forecourt of the premises hereby approved after 20:00”

This application seeks to amend the wording of this condition to the following:

“The tables and chairs on the forecourt of the premises must not be used after 20:00 and must be removed from the forecourt by 21:30”

This is a revised application following a recent withdrawal and it is now proposed to bring the tables and chairs inside before 21:30 rather than leave the tables out all night.

The variation in wording proposed does not change the hours that the tables and chairs will be used. It is being sought to allow the tables and chairs to be removed when the main use of the ground floor finishes.

The application is comprised of the following information:

- Completed forms

- CIL Requirement forms
- Site Location Plan

We understand that no planning fee is payable as this is a revised application following the withdrawal of a previous application to vary the condition (2014/0546/P)

There are five round tables on the private forecourt area. These are in use until 20:00 as agreed during the course of the planning application. However, the main use is permitted until 23:00 Mondays – Fridays and until 22:00 Saturdays and Sundays.

Whilst it is not proposed to use the forecourt area after 20:00, there are practical issues with bringing in the tables and the chairs and storing them inside whilst the ground floor uses are going on.

Cowshed would therefore like some flexibility to bring the furniture inside when the café use has finished to avoid disruption to customers.

The proposals do not cause any residential amenity issues as the use of the tables and chairs will still cease at 20:00 and all furniture will be removed before 21:30. The land is in private ownership and therefore there will be no impact on street cleaning. The proposed revised condition is precise and enforceable. As such the application should be considered acceptable in planning policy terms.

We look forward to receiving confirmation that the enclosed application has been registered. If you have any queries, please do not hesitate to contact me.

Yours sincerely,



KATE MATTHEWS
Director