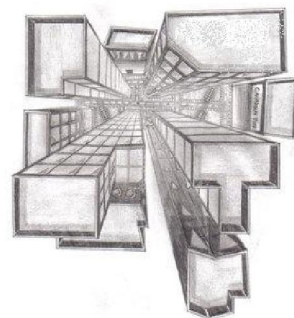


KR PLANNING

CHARTERED TOWN PLANNER

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REF: L/66CFR/KR

23 March 2010

Planning Services
London Borough of Camden.
Camden Town Hall
Argyll Street
LONDON
WC1H 8EQ

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
CHANGE OF USE OF APPROVED B1a BASEMENT TO A1 RETAIL
SITE AT 66 CHALK FARM ROAD, CAMDEN TOWN, NW1 8AN

Please find enclosed a duly completed planning application for the above-mentioned proposed development, submitted on behalf of my Client, 66 Chalk Farm Road Limited. The required fee of £335 is being submitted under separate cover, with portal reference number: 995515

The application comprises the necessary forms and certificates and the following drawings:-

Drawing	Drawing Number	Scale
10310-A(GA)P001	Location Plan	1:1250@A3
10310-A(GA)P090	Proposed Basement Plan	1:100@A4
10310-A(GA)P100	Proposed Ground Floor	1:100@A4
10310-A(GA)P400	Proposed Street Elevation	1:100@A4
10310-A(GA)P401	Proposed Side Elevation	1:100@A4
10310-A(SO)P090	Approved Basement Plan	1:100@A4
10310A(SO)P100	Approved Ground Floor	1:100@A4
10310-A(SO)P400	Approved Street Elevation	1:100@A4
10310-A(SO)P401	Approved Side Elevation	1:100@A4

In support of the Planning Application, I enclose the following reports:

- A Design and Access Statement, which explains the design ethos behind the scheme.
- A Planning Statement, which comments on applicable planning policy.

- A validation statement, which considers the application against the requirements of the Camden Local List.

S106 Agreement

The previous permissions on the site were granted subject to S106 agreement, which contained two heads of terms, namely:

- The requirement for submission of a construction management plan
- That any residential apartment would be car free, and have no access to resident parking permits

This change of use would have no impact on these heads of terms, and therefore, no amendment to the S106 would be required. It is considered that the application would be capable of being approved with only a time limit condition, and one specifying plan numbers.

Conclusion

The amendments to the previous scheme are considered to be minor in nature, and will not cause harm to any known material consideration. The enlarged retail unit would contribute to the vitality and viability of Camden Town Centre.

We trust this is sufficient for the validation of the planning application, but should you require anything further please do not hesitate to contact me on 07545 264252.

Yours Faithfully

Kieran Rafferty
BA(URP) MPIA MRTPI

ENCL:

CC: Client