

25 January 2010
ref: 2118.i.02

Planning Department
Development Control
Camden Town Hall
Argyle Street
London
WC1H 8ND

submitted via the Planning Portal

To whom it may concern

Proposed Extension and Remodelling to Retail Unit at Ground and Basement Levels and Formation of Residential Roof Terraces at First Floor Level - 279 Camden High Street London NW1: Planning Application

We write, on behalf of our client, Jenny Walker, to formally submit an Application for Full Planning Permission in respect of the above.

We hereby submit electronic copies of your Planning Application Form together with Article 7 Certificate of Ownership; both duly completed and signed, together with the following application documentation in PDF format:

- Ordnance Survey Location Plan - scale 1:1250 re: 2118.OS.01
- Existing - SCAPE Architects drawings: 2118/EX.01-EX.04 inc.
- Existing - Photographic views around site: 2118/EX.10 and EX.11
- Proposed - SCAPE Architects drawings: 20118/P.01- P.09 inc.
- Design and Access Statement - SCAPE Architects ref: 2118/DA.01

We have also made an electronic payment in the sum of £170.00 including VAT. This figure has been calculated using Category of Development D of the current Scale of Charges (01 April 2005): Full Applications for Non-residential Buildings - alterations with an increase of floor area of < 40 sq m approx.

As you will note from the submitted information, this application has been made in furtherance of the approved scheme ref: 2006/3390/FULL (which granted approval in 2006 for the demolition of a single storey lean-to extension at ground floor level with the formation of additional retail accommodation via excavation at basement level and the erection of new full-width single storey extension at ground level in lieu which provided for the amenity of a roof terrace serving the residential unit above) and seeks approval for effectively extruding the approved rear extension by a further 26m² at ground level only (making the total ground floor area 90m²) and by m at basement area will remain as per the previously approved scheme.

All other details are ostensibly as per the prior approved scheme barring the introduction of the flush-set rooflights within the flat roof which is to be now to be partially covered with an extensive green roof.

The scheme has been conceived and developed in accordance with the relevant sections of Chapter 4 of the UDP: Environment policies, notably: EN1, EN13, EN14, EN18, EN19, EN22, EN23 and EN27 and supplementary Development Policies, notably DP24 – Quality Design; DP25 – Conserving Camden; DP26 - Amenity and Overlooking Standards; DP27 – Basements; DP29 – Accessibility and ‘Shaping Camden - New Basement Development and Extensions to Existing Basement Accommodation Guidance Note’.

cont.

We trust the information submitted is clear and satisfactory and that we will receive acknowledgement of receipt in the near future. We consider the proposal to be in accordance with the UDP and therefore trust the application will be met favorably by the department. However, should you require any additional information or should there be any other matters that could prevent or delay your granting full planning permission, we should appreciate a telephone call so that such matters can be resolved as quickly as possible.

Yours faithfully



Christopher Godfrey RIBA
For and on behalf of SCAPE Architects LLP

Enc.

Cc. Jenny Walker - Owner/Applicant