

82169/TJP/lb

15<sup>th</sup> December 2007

Development Control  
Culture & Environment Department  
London Borough of Camden  
5<sup>th</sup> Floor  
Camden Town Hall Extension  
Argyle Street  
London WC1H 8ND

RECEIVED 04 JAN 2008

Dear Sirs

**Re: Planning Application – Change of Use to D1**

**20-22 Kingsgate Place, Kilburn, NW6 4TA**

On behalf of our Client, London Borough of Camden: Children Schools & Families Department, we hereby enclose a full planning application in respect of the proposed change of use and external alterations 20-22 Kingsgate Place.

Accordingly we enclose the following:-

1. 3 copies of the completed application form.
2. 3No copies of Completed Council's own development form.
3. 3No copies of existing & proposed drawings 82169/01, 02 & 11A.
4. 3No copies of Site/Location Plan drawing 82169/03.
5. 3No copies of existing photographs.
6. 3No copies of Design & Access Statement.
7. 3No Copies of Supporting Information Letter received from Youth & Connexions Department, London Borough of Camden.
8. Cheque in the sum of £265.00 (Category E). Please can we have a receipt.

### **Background**

2-22 Kingsgate Place are at the end of a row of industrial units owned by the London Borough of Camden and managed by Camden Property Services. The property has been vacant for approximately one year despite marketing attempts and a negotiation exercise.

### **Proposals – Use :**

London Borough of Camden – Children Schools & Families Department - Camden Youth and Connexions is intending to develop young people's centres in 5 areas in Camden, South of Euston Road, Somers Town, Highgate, Gospel Oak and Kilburn/West Hampstead Area (in alignment with the Sure Start Centres) where a young person can expect to receive various services from one single contact point.

Contd/over.....

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20-22 Kingsgate Place will act as the Service's young people's centre in the Kilburn area - delivering Integrated youth support services to young people in-line with the government's *Youth Matters Agenda*. The centre will be the base for a team of workers, made up of a Connexions Personal Advisers, Youth workers and a Positive Activities for Young People Key worker. At a later date the Service would be in a position to bring in other professionals such as a substance misuse worker, teenage parents support worker, Acceptable Behaviour Agreement workers etc.

The justification and details of the use, opening hours, and management is detailed on the enclosed supporting information statement prepared by the Youth & Connexions service.

The Applicant is planning to take an initial lease of the premises for 5 years. Therefore, the Applicant is seeking the temporary change of use of the premises for an initial period of five years. Alternatively, to facilitate if occupation is longer than 5 years, the Applicant would prefer that permission is personal to their use of the premises and that the use class of the premises will automatically revert back to the original upon their vacation of the premises.

The Landlord considers that it is important that the use class of the premises reverts back to B1 upon any future vacation of the premises by the proposed tenant.

#### **Proposals – External Alterations :**

The external alterations proposed are to replace one of the shutter doors with a new door and side window with cladding around to ensure that full disabled access can be provided. The design/style of the infill cladding will be to match the existing roller shutters.

We now await your decision, but in the meantime, should you require any further information, please do not hesitate to contact us.

Yours sincerely



T J Pullan BSc (Hons) MRICS

**Director**

**Ingleton Wood**

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Enc.

cc. (including full set of enclosures)  
Khayrun Kalam – London Borough of Camden: CSF  
William Kelly – London Borough of Camden: Corporate Property  
Robin Stratton – London Borough of Camden: Property Services