

23 May 2007

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Development Control Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

For the attention of Ms Elaine Quigley

Re.: 61 Marchmont Street WC1N 1AP

Dear Sir / Madam,

Please find attached our Planning application drawings and documents for the change of use of the ground floor shop at 61 Marchmont Street.

We are making this application as a follow up to our Planning application ref.: **2006/5582** which was withdrawn by us. We withdrew the above referred application because it was a combined application for change of use as well as a two storey rear extension. We were advised by the Planning Officer in charge that the current Council Policy does not allow full width two storey rear extensions in this area, but that the change of use to A5 was consistent with Council Policy. The application 2006/5582 could not be split. We are, therefore, making this application for change of use of the ground floor vacant shop to A5 (hot food take away) only, based on the advise of the Planning Officer that the change of use would have a greater chance of approval.

We request that the fee of £265 paid with the application 2006/5582 be utilised for this application.

To reduce the impact on the rear elevation of this listed building, we are proposing to extract by using the existing internal chimney flues. In the course of our previous application, we were advised, in writing that, should we choose to extract in this manner, we would not need to present an acoustic report. We have commissioned an assessment of the extraction capacity of the existing chimneys and we re submit the same summary report for this application. Our previous application was accepted as complete without an acoustic report and we trust the same would be the case for this application. There will be no deep frying and disposal of fat on the premises which are intended for baking savoury pies in two small commercial ovens.

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We also attach a letter from the letting agents who have been attempting for some considerable time to let the ground floor shop to no avail. The agents, my client and I are of the opinion, that Marchmont Street is not a suitable location for normal retail activities. We are applying for this change of use so that the shop can cease to remain vacant. Many of the local residents have expressed their support for this shop to be let and occupied.

We trust that the Planning Department will consider our application favourably.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M. Daraie', followed by a long horizontal line.

MR. Daraie