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architects

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06-153-3.1

September 13, 2006

Development Control
Environment Dept
Camden Council
6th Floor, Town Hall Extension
Argyle Street
London WC1H 9ND

2006 / 4256 / P

Dear Sirs,

**Re: Application for Planning Permission for change of use from B1 to D1
for Ground floor, Signet House, 49-51 Farringdon Road, EC1M 3JP**

We deposit on behalf of Dr Minesh Talati, a planning application for planning permission, under the Town and Country Planning Act 1990, for change of use from B1 to D1, for use as a dental surgery at the above address:

The proposed plan is only a draft concept, showing an approximation of the facility that we shall be designing. We have designed two dental 'suites', each comprising two dental chairs and a consulting room for use by the two principals of the practice using only one chair at a time. This is in order to optimise cross infection control and efficiency, one surgery is cleaned and sterilized ready for the next patient, while the other one is being used. The fifth dental chair is to be used by the hygienist, thus a maximum of only three dental chairs are in use at any one time.

Please note the following points regarding these premises:

1. We are taking over a large dental practice nearby that is near the end of its lease and the patients will transfer to our new practice.
2. At present both the Ground Floor 49 Farringdon Road and Ground Floor Rear 51 Farringdon Road are in B1 use. The Ground Floor and Basement of 49 Farringdon Road were granted change of use to A1 in February 2005 (Application 2004/5502/P), which has not yet been implemented.
3. Although Signet House is on the periphery of the Hatton Garden Area it is

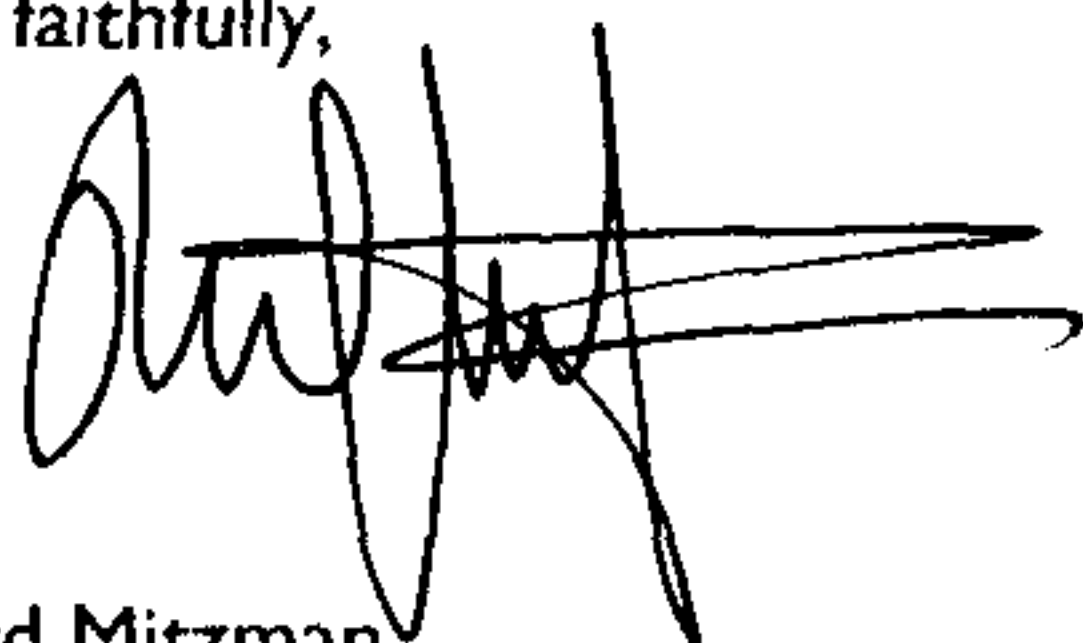
not in the immediate vicinity of any premises associated with the jewelry trade.

4. Signet House itself has had no association with the jewelry trade or light industry for at least twenty five years.
5. The floor space that would be subject to change of use to DI is in total 208 m2 comprising 17.5% of the building. The remainder of the building remains in BI use, so that only a small proportion of the building is affected by this application.
6. The majority of the space for which change of use to DI is being requested has been empty, and offered for letting, for nearly two years. Other large BI units in the building are currently vacant and could serve the jewelry trade should the demand arise.
7. The change of use from BI to DI would mean that the premises would remain in an employment based use.
8. The ground floor premises on either side of 49 Farringdon Road are currently a health food shop at 47 Farringdon Road and a café at 51 Farringdon Road. It is considered that DI (Health/Medical) would be a compatible and appropriate usage for 49 Farringdon Road and would remove what is currently a so called 'dead frontage'.
9. The combined Ground Floor 49 Farringdon Road and Ground Floor Rear 51 Farringdon Road Unit conforms to the requirements for DI use (Health/Medical) in particular as it is directly accessible from the street.

We enclose to complete the application the following documentation:

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| 1. Five copies of the existing floor plans & elevation | #06-153-01 |
| 2. Four copies of the OS site plan, | #06-153-02 |
| 3. Five copies of the proposed clinic ground floor plan & elevation, | #06-153-03 |
| 4. Four copies of the Planning Application Form. | |
| 5. A cheque of £265 for the planning fee. | |

Yours faithfully,



Richard Mitzman
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