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Our ref: JH/LG/D3481

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

28 June 2006

Dear Sirs

Planning Application Form, Town and Country Planning Act 1990
In Respect of Lower Ground Floor Car Park, 44 Saffron Hill, London EC1N 8NH

We act on behalf of Addison Estates who are the Freeholder of the property at 44 Saffron Hill London EC1.

Further to an approach from a local business in respect of storage space in the area, my client has asked us to submit a Planning Application for a change of use for the vacant car parking spaces in the basement of the above property to B8 Storage, as defined in the Use Classes Order (as amended).

I enclose herewith the following which I trust forms a complete application:-

- 5 No. copies of the Planning Application
- 5 No. copies of the Location Plan on a scale of 1:1250
- 5 No. copies existing ground and lower ground floor plans
- 5 No. copies of proposed lower ground and ground floor plans
- 5 No. copies of a selection of photographs
- A cheque in the sum of £265.00.

The property is located on the corner of Saffron Hill's junction with St Cross Street with the car park being accessed on St Cross Street.

44 Saffron Hill comprises car parking over the lower ground, ground floors with the upper floors forming private residential flats.

The private residential flats are held on long Leaseholds with the benefit of one parking space allocated to each flat on the ground floor.

No car parking spaces in the lower ground floor are allocated to the flats. There are two parking spaces on the ground floor that belong to the Freeholder and as such are vacant.



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The basement car park which is the subject to the Application for Change of Use is currently unused with the eight parking spaces within the area being vacant.

No car parking spaces are allocated for disabled car parking.

We are of the opinion that the car parking spaces in the basement are surplus to requirements as they have been vacant for a number of years and we have received no approaches from the residents of the flats to take further car parking spaces within the building.

Within the section of the lower ground floor car park, the tenants have started to use a small enclosed area, marked on the enclosed plans, for storage of their bicycles.

The residents of the flats have no permission from the Freeholder whatsoever to store their bicycles here, but as the area is currently unused, my client has continued to turn a blind eye to the situation.

However, as we are aware, loss of cycling space provision will be contrary to your policies, we have agreed with the Freeholder to convert one of the parking spaces in the ground floor for allocation to the storage of bicycles.

We cannot foresee any impact on local pedestrian traffic or local vehicular traffic.

The lower ground floor car park is accessed via a car lift which is accessed within the car park of ground floor levels. As such, no waiting or unloading will take place at street level and the proposed Planning Application incorporates a loading and unloading bay within the lower ground car parking area.

Although the lower ground car parking is currently vacant, there is potential for up to eight car parking spaces which will result in a possible extra eight cars using the entrance on a daily basis.

Our proposal is to remove these 8 car parking spaces therefore reducing possible increase of traffic levels.

I trust the above and enclosed supply you with the information you require, but should you require any further information the please do not hesitate to contact me.

Yours faithfully



James Holt
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