



30A High Street, Stony Stratford, Milton Keynes, MK11 1AF Telephone: 01908 502436 Email: nick@smithjenkins.co.uk

7 July 2014

**By Planning Portal**

London Borough of Camden  
Regeneration and Planning  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ

Dear Sir

**Fernridge Ltd**

**Change of use of part of the ground floor from office space (Class C1) to restaurant/cafe (Class A3) and the installation of new entrance doors and a ramp to the front elevation and the installation of a service door, grill platform, 4 external condenser units and extract fans to the rear elevation**

**Lynton House, 7-12 Tavistock Square, London, WC1H 9LY**

On behalf of our client, Fernridge Ltd, we enclose the above planning application.

The application comprises:

- Completed planning application forms.
- Completed CIL Form.
- Drawing ref. 6013 (PL1) – Site Location Plan.
- Drawing ref. 6013 (PL2) – Existing Ground Floor Plan.
- Drawing ref. 6013 (PL3) – Existing Front and Service Yard Elevations.
- Drawing ref. 6013 (PL5) – Proposed Floor Plan.
- Drawing ref. 6013 (PL6) – Existing Front and Service Yard Elevations.
- Drawing ref. 6013 (PL10) – Ramp: Plan and Elevations.
- Drawing ref. L857(M)-1AC 01 - Extractor Fan Location Plan.
- Proposed Extract and Condenser Technical Details (x4 sheets).
- Acoustic Consultancy Report ref. 52792/3/3/2.
- Design and Access Statement.

A cheque for the required application fee of £385 made payable to London Borough of Camden has been posted to Camden under separate cover.

The enclosed application is exactly the same as that submitted in November 2010 and granted planning permission in April 2011 (ref. 2010/6310/P). This permission was subject to a three year time limit on commencement, which has therefore recently time expired. The current application is submitted as a potential occupier for the Class A3 has now been identified, with 'occupation' of the office premises also such that the development can now be progressed.

The enclosed application is therefore effectively a renewal of the previous permission. It is for this reason that the previously submitted drawings and supporting documents are simply being resubmitted at this time. This includes a Design and Access Statement (excluding its appendices), even though such a document is no longer required for validation.

We have reviewed the previous officer's report to Committee and it is clear that there have been no material changes in circumstances, in terms of policy or site specific factors, since permission was last granted for the development. We therefore trust that the current application can be approved without delay and further we enquire whether it is likely to be a delegated matter. It was previously taken to Committee, simply because an A3 use was proposed, and we note that it was unanimously approved.

Should you have any queries please do not hesitate to contact me.

Yours sincerely



**Nick Jenkins MRICS**  
Director  
Smith Jenkins Ltd