

Your Ref:  
Our Ref: GR576 (Planning Application to Camden Council)  
Date: 7<sup>th</sup> July 2014

Submitted via the Planning Portal

Planning Services  
Camden Council  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8ND

Dear Sirs,

**APPLICATION TO EXTEND EXISTING FIRST FLOOR MEZZANINE BY 1,527 SQUARE METRES FOR THE SALE OF CLASS A1 NON-FOOD GOODS & TWO NEW EXTERNAL FIRE EXIT DOORS - HOMEBASE, 255 FINCHLEY ROAD, LONDON**

Please find enclosed on behalf of my clients Homebase Ltd an application for the development as described above comprising:

- The planning application form
- The application site plan, existing & proposed floor plans & elevations
- A Supporting Planning Statement (inc. a Design & Access Statement)
- A Transport Statement & Travel Plan Framework
- This covering letter and the planning fee of £390.00

This application seeks full planning permission to extend the existing mezzanine within the Homebase store by 1,527 square metres to be used for the sale of Class A1 non-food goods. The application also includes minor external alterations in the form of two new fire exit doors.

The application is submitted pursuant to Section 55(2A) of the Town & Country Planning Act 1990 and Article 3 of the Town & Country Planning (Development Management Procedure) England Order 2010, which restrict the amount of gross mezzanine floorspace that can be carried out without the need for planning permission to increases of up to 200 square metres. The proposed mezzanine extension exceeds this threshold and therefore requires planning permission.

Applications for mezzanine floorspace fall within Category 10 of the 2012 Fee Regulations, namely

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operations that do not fall within any of the proceeding Categories. This is reaffirmed in paragraphs 47 – 48 of Circular 04/2008, which states that mezzanines amount to Category 9 (now Category 10) development and that the floor area of the mezzanine is the 'site area' for fee purposes. In this case, therefore, the fee required is £195.00 per 0.1 hectare and as the mezzanine extension will amount to 0.153 hectares (rounded up) the fee payable is £390.00.

The background and planning justification for the proposal is set out in the Supporting Planning Statement (SPS) prepared by this Practice. This incorporates a short Design & Access Statement. The application is also supported by a Transport Statement and Travel Plan Framework, prepared by Motion Transport. All three Statements demonstrate that the proposed extension would accord with local and national planning and transport policies and would not result in any material harm.

The submitted plans comprise the following:

Application site plan – Drawing No. 4027/P01

Existing ground floor & site plan – Drawing No. 4027/P02

Existing first floor & south elevation – Drawing No. 4027/P03

Proposed ground floor & site plan – Drawing No. 4027/P04

Proposed first floor & south elevation – Drawing No. 4027/P05

I look forward to receiving your support for this application and confirmation that planning permission can be granted.

I would of course be happy to meet with Planning Officers or to discuss over the phone any aspect of this application further.

In the meantime, I look forward to receiving confirmation that the application has been validated.

Yours faithfully,



**Gareth Roberts**  
**Director**  
**On behalf of G R Planning Consultancy Ltd**