



Camden Council Planning Department
Camden Town Hall
Judd Street
London, WC1H 8ND

To whom it may concern,

Please find attached a Planning Application for conversion and refurbishment of 63 Hampstead High Street. The building consists of 4 storeys over Ground as part of a continuous Victorian terrace stretching between Heath Street and Oriel Place.

The general pattern of uses within this parade is residential above Ground Floor retail units in line with Camden Town Centre guidelines. This particular unit is currently occupied by bookmakers William Hill, under an A2 planning designation. The trading area is limited to Ground Floor with restrooms in Basement and 1st-Floors mezzanine. The upper floors are used as informal storage space and are in a poor state of repair.

The application proposal involves the conversion and refurbishment of the upper floors of the building to residential use - C3. 2no. 1-bed flats and 1no. 2-bed flat are to be provided in comprehensively refurbished space accessed off an improved entrance on Baker's Passage incorporating bicycle storage.

The Ground Floor and Basement will be retained as Retail A2 with a new service access formed to Bakers Passage. The retail frontage will be retained.

The exterior of the building will on the whole remain unchanged, as double glazed sash windows have already been installed under a previous application. The ground floor access from Bakers Passage will be altered to provide separate access to flats and retail. A new roof mansard and enlarged window to rear podium provides proper ceiling heights and natural lighting to the 1st Floor flat. A new terrace is contained behind retained parapet on 4th Floor.

Please do not hesitate to contact us if you require clarification or expansion on any of the information lodged with our application.

Yours faithfully



Ellie Sampson