

Dear Nanayaa

I am writing in relation to the above planning application for the building at 113 Regents Park Road, London NW1 8UR.

I will be sending in my comment on this application in the near future but in the meantime I would like to point out a very important piece of misinformation contained within the application.

The covering letter from the owners (Bibendum Wine Ltd) agent Fredrica Ambrosini states repeatedly that the ground floor has been in office only B1 (a) usage on and before 30th May 2013.

This is frankly a misrepresentation of the facts.

A1 retail usage was granted for the ground floor of the building in 1994 (Application no 9400518) and Bibendum have continued to sell to the public from the premises right up until the end of last year when they held a "bin-end" sale of wine.

There are plenty of local people who have been customers of the company that will be happy to confirm this.

In light of the application being submitted for prior approval under the regulations of GDPO I do not think that the ground floor of the building meets the requirements.

It has been a retailing outlet well beyond the 30th May 2013 and since the site is within a conservation area where shops are excluded from permitted development it should not be part of an application submitted in this way.

I look forward to receiving your view on this.

Many thanks,
Kind regards

Phil Cowan
Essential Vintage