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L 150511 SAV Further Information



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APPLICATION REF: 2015/0882/P

Dear Ms Chivers,

**APPLICATION FOR A CERTIFICATE FOR THE PROPOSED USE OF PART OF THE EXISTING RETAIL UNIT AS AN ANCILLARY DOG GROOMING FACILITY
57 SOUTH END ROAD, HAMPSTEAD, NW3 2QB**

APPLICATION REF: 2015/0882/P

We write to provide you with further information to assist you in you in the determination of the above application (Ref: 2015/0882/P).

Accordingly, please find enclosed:

- Photographic Supplement of Barkers in Wilmslow;
- Drawing Ref: 246 01.1 E 'General Arrangement' - Detailed Floor Plan for Barkers of Wilmslow;
- Drawing Ref: 558 01.1 D Proposed Ground Floor;
- Drawing Ref: 558 02.1 C Proposed Lower Ground; and
- Product Range List for Barkers of Wilmslow.

The product range summary lists the goods stocked by the retail store in Wilmslow, setting out the number of product lines. We trust that this provides you with clarification regarding the primary use of the unit.

In addition, the photos of the Barkers store in Wilmslow clearly show the unit will predominantly be a retail store, with a small grooming element (visible through the glazed doors shown on Photo 2 of the Photo Supplement).

Also enclosed is a detailed floor plan of the Wilmslow store showing the precise location of trestle tables, feature tables, and wall shelving to display goods. We have now also received proposed layout plans for the proposed store at 57 South End Road, and these are also included.

Our client has also provided financial data from the Barkers store in Wilmslow (subject of the example Certificate previously issued). It has an average weekly total turnover of approximately [REDACTED] of which approximately [REDACTED] was derived from the grooming facility. This equates to 15% of the turnover. We feel this level of trade is considered low in comparison with the total store sales.

Finally the following link to the Barker website shows the full details of the store.
<http://www.barkersfordogs.com>.

To recap, we consider the grooming element is ancillary for the following reasons:

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- The proposed grooming element will occupy less than 14% of the unit;
- The grooming facility has no independent access;
- The grooming facility will only be open at the same time as the retail use;
- The grooming use is very strongly linked to the retail use as a high-end dog products store, with a large amount of the stock being dog care goods such as brushes/combs, shampoos, etc; and
- Lawful Development Certificates for almost identical facilities have been issued by Cheshire East Council and High Wycombe Council.

We trust that the additional information enclosed is sufficient for you to make a decision but if you require anything further please do not hesitate to contact me.

Yours faithfully

A handwritten signature in dark ink, appearing to read "Savills", written in a cursive style.

Savills (UK) Limited
Commercial Planning