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Our Ref: DS/ec/JCG19340
Your Ref:

E-mail: simmondsd@rpsgroup.com
Date: 18 May 2015

Head of Planning
London Borough of Camden
Planning Services
Judd Street
London
WC1H 8NJ

Dear Sir,

WOBURN PLACE CAR PARK, WOBURN PLACE
CHANGE OF USE APPLICATION BY CITY SPACE STORAGE LIMITED

I am instructed by City Space Storage Limited to submit to you the enclosed application for a change of use of car park to self storage use (within Class B8). The application site is Woburn Place Car Park at Woburn Place, London, WC1H.

Accordingly, I now enclose a copy of the following documents that comprise this application:-

- a) Completed application forms, including Certificate B
- b) Site location (red line) plan, ref: JCG19340/1
- c) Existing floor plan and elevations, ref: PL - 114
- d) Proposed storage centre plan, ref: PL - 113
- e) Planning report, produced by RPS
- f) Transport statement, produced by Mayer Brown
- g) Operational statement, produced by City Space Storage Limited
- h) This covering letter.

Additionally, please find enclosed a cheque for £385, which I understand to be the appropriate planning application fee.

The application site is the Woburn Place Car Park, located at Woburn Place. The car park is operated by NCP. The application proposals comprise a change of use of the car park to a self storage centre. A self storage centre is classified as a Class B8 use for planning purposes.

The proposed self storage centre will comprise an area of 2,105 sqm and will result in the loss of 90 car parking spaces. The self storage centre will seek to retain existing access arrangements with the public highway. Existing height restrictions will remain.

Enclosed with the application is a planning report. The report considers the relevant policy background to the site, with reference to both Government and local planning policy. Notably, the report explains that the proposals will be able to satisfy Policy CS11 of the Camden Core Strategy and Policy DP19 of the Camden Development Policies document. As well as being acceptable in policy terms, the self storage proposals will be acceptable in terms of other relevant planning matters. The proposals can bring forward benefits to local residents and the economy, whilst being acceptable in relation to transport/highways and residential amenity.



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Also enclosed is a transport report. The report explains that the Woburn Place Car Park presently operates with significant spare capacity at peak times and that the development proposals will not generate any material increase in trips to the site and could possibly give rise to a reduction of vehicles on the highways network. Accordingly, the proposals are wholly acceptable in terms of transportation and highways.

Finally, the application includes an operational statement. This statement explains the concept of the self storage facility. Notably, the concept is not confined to just the creation of self storage space, but is based around 'storage solutions.' This involves a composite service, including a full collection and delivery service for both domestic and commercial customers. Importantly, self storage represents one of the most logical ways of making the best use of vacant space in car parks.

If you require any further information, please do not hesitate to contact me.



DAVID SIMMONDS
Planning Director

Enc.