

Mr. S S Basuta MA (Eco) DIP TP MRTPI

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Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
C/o Town Hall
Judd Street London WC1H 9JE

Date 29 April 2016

Dear Sir or Madam,

**The Town and Country Planning (General Permitted Development)
(England) Order 2015
Site at 317 Gary's Inn Road London WC1X 8PX**

This letter be treated as a prior approval notice on behalf of Mr. Mahendran Sathyakumar under the above regulations for a change of use of the retail premises at ground / basement levels to a restaurant at the above site. The letter is accompanied by the following documents:-

Existing Plan - CDL/317/1
Proposed Plan - CDL/317/2
Location Plan
Block Plan

The site is situated within a conservation area, but it is not a listed building. The neighbouring properties are nos. 315 and 319 on either side of the site. The property at the rear backs onto no. 1 St Chads Street.

This notice is being given under the prior approval procedure for change of use of the above noted retail shop premises to a restaurant (Class A3). Class C of Part 3 of the GPDO 2015 indicates:-

Permitted development

C. Development consisting of—

- (a) a change of use of a building from a use—
 - (i) falling within Class A1 (shops) or Class A2 (financial and professional services) of the Schedule to the Use Classes Order,
 - (ii) as a betting office or pay day loan shop, or
 - (iii) as a casino, to a use falling within Class A3 (restaurants and cafes) of the Schedule to the Use Classes Order, and
- (b) building or other operations for the provision of facilities for—
 - (i) ventilation and extraction (including the provision of an external flue), and
 - (ii) the storage of rubbish,

The floor space of the premises is less than 150 sqm and the proposal complies with all other conditions stipulated in the GPDO.

Provision for refuse storage is made within the site in basement during the day which under the current arrangement is collected at late evening each day. A high specification odour extract system and an extract duct (as shown on the plans) would be installed to mitigate the potential impact of the proposal. The proposed extract duct is similar to the duct installed at the rear of 315 Gary's Inn Road.

The proposal complies with all the GPDO requirements therefore, approval be granted.

Please acknowledge safe receipt.

Thanks

Yours faithfully

S S Basuta