



Planning Resolution Ltd
Thorncroft Manor
Leatherhead
Surrey
KT22 8JB

Kate Phillips
Development Management
London Borough of Camden
5 Pancras Square
London
N1C 4AG

13th June 2016

Dear Kate

**Town & Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
82 Heath Street, London NW3 1DN**

On behalf of Indio Enterprises Ltd, Planning Resolution Ltd submit via the planning portal a planning and listed building consent application for *'the change of use of part ground floor (rear) and lower ground floor from class A1 to class D1, with formation of new external metal staircase to rear of building; reinstatement of door and doorway at ground floor level in rear; new entrance at lower floor in rear courtyard; and new opening in brick garden wall at rear courtyard to provide access'* at 82 Heath Street, London NW3 1DN.

82 Heath Street is currently in retail and residential use. There is a shop occupying the ground and lower ground floors and a flat on the first floor.

The existing well regarded shop has redundant and underutilised storage at the ground and lower ground floor. Therefore, the leaseholder has been in discussion with adjacent landowners so that the secondary space can be better used for commercial purposes.

This proposal will change the use of part of the shop at ground level and lower ground level (class A1) to non-residential institution (class D1). The proposed changes to accommodate change to dual use at the lower floors include:

- new external metal staircase to rear of building;
- reinstatement of door and doorway at ground floor level in rear;
- new entrance at lower floor in rear courtyard;
- new opening in brick garden wall at rear courtyard.

Works are limited to the ground and lower ground floors of the existing property. No change is proposed to the building area. There will be a small amount of internal reconfiguration to allow the dual use on the ground and lower ground floor levels. The proposed interventions are additive and do not require removal of historic fabric internally.

Externally, a break in the existing low wall separating the site from the school is proposed. An external staircase is proposed at the rear of the property to access the between ground floor and the lower ground courtyard.

The front elevation of the property will not be affected by the proposed change of use.

The planning and listed building consent application is supported by a Design and Access Statement which includes a Heritage Impact Statement.

We enclose the following supporting documents:

Design and Access Statement (including Heritage Impact Statement), produced by Harper Downie Architects which details the proposed works and specification and type of materials.

- 800-S01-P1 - Location Block Plan
- 800-S02-P1 - Site Plan
- EXGA00-P1 - General Arrangement Existing Floor Plans
- GA00-P1 - General Arrangement Proposed Floor Plans
- GE01-P1 - Existing and Proposed General Rear Elevation
- 880-G501-P1 - Existing and Proposed General Section A-A
- 880-GS01-P1 - Existing and Proposed General Section B-B

We trust that the submission is sufficient and look forward to confirmation of validation in due course. However please contact me if you wish to discuss any matters in the meantime.

Yours sincerely,

David Williams
Director
Planning Resolution Ltd

david@planningresolution.co.uk
tel: 0203 151 1626