

DPP Planning

Sophia House
28 Cathedral Road
Cardiff
CF11 9LJ

t 029 2066 0265
info@dppukltd

www.dppukltd.com



Camden Council
Development Management
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Our ref: OR/2286ca/L0002
Date: 25 October 2016

Dear Sir / Madam

On behalf of Fatima Kraidly**Submission of details to discharge condition 9 of planning permission 2016/3013/P
194 Kentish Town Road, Camden, London, NW5 2AE**

On behalf of Fatima Kraidly, please find enclosed a n application for the discharge of condition in respect of the above. The application comprises four sets of the following:

- Application forms duly completed and signed;
- Drawing Ref.5057/A5/03C – Elevations and Floor Plan;
- Drawing Ref.5057-A5-06A – Block Plan.

A cheque for the requisite planning application fee of £195.00 will be submitted under separate cover.

Proposal

Planning permission was recently granted on the 3rd October 2016 for the change of use of 194 Kentish Town Road from use class A3 (restaurant) to use class A5 (hot food take-away) subject to a number of conditions.

One pre-commencement condition was attached to this permission relating to the submission of details demonstrating a level access from the pavement. Condition 9 states:

Detailed drawings including sections through the shopfront demonstrating how level access shall be obtained to the premises shall be submitted to and approved by the planning authority prior to the development commencing. The development shall thereafter not proceed other than in accordance with the details as have been approved.

Compliance with Condition

The approved drawings show a flat fronted shopfront with a 70mm step between the footpath and the internal floor area. The above condition has resulted in the need to step the front door back, creating an 'arcade' style entrance. The step back allows for a 1 in 20 ramp to be provided from the footpath into the store.

Such an entrance is characteristic of this parade of units within which this unit sits, as demonstrated below:

No. 198



No. 190-192



No. 188



Accordingly, in amenity terms the proposal is characteristic of the overall frontage in this location.

I trust the enclosed information is sufficient to ensure the prompt registration of the application. However, should you have any queries or require additional information please do not hesitate to contact me.

Yours sincerely



Osian Roberts

DPP

D: 02920 660 265