

20 December 2016

177YW/PA/161220

Camden Town Hall
Planning Department
Judd Street
London WC1H 9JE

Dear Sir/Madam

Planning Application
177 York Way, Camden, London N7 9LN

We would like to submit, on behalf of our Client, a application for Full Planning Permission and Demolition in a Conservation Area, for the following works at the above property:

- Demolition of rear closet wing extension and reconstruction to align rear face with neighbouring property at no.179.
- Replacement of sash window to rear second floor of main building with French door and Juliette Balcony.
- Addition of two rooflights to valley roof of main building.
- Addition of two pavement grilles to front pavement on York Way over existing front light well and reinstatement of two sash windows to original openings to front elevation at basement level.
- Conversion of single residential unit on first and second floor of main building and first and second floor of rebuilt closet wing extension into three self-contained flats.
- Change of use of rear ground floor room [in rebuilt closet wing extension] from A5 ancillary space to C3 ancillary.

In submission of our application for Full Planning Permission and Demolition in a Conservation Area, please find attached the following documents and drawings:

1. Completed Application Form:
Full Planning Permission & Demolition in Conservation Area including
Certificates of Ownership under Article 14 [included in Application form]
2. Location Plan 177YW/LOC
3. Site Plan 177YW/SITE
4. Photographs Pages 1 to 3
5. Aerial Photographs
6. Existing drawings 177YW/EX-01-04 Plans, sections and elevations
7. Existing-Demolition drawings 177YW/EX-DEM01-04 Plans, sections, elevations
8. Proposed drawings 177YW/PR/01-06 Plans, sections and elevations
9. Design & Access Statement
10. Environmental Impact Statement
11. Schedule of Areas
12. Community Infrastructure Levy Form

Application Fees:

The Client will be making a payment in the amount of £770 by direct debit to cover the fee for this application. This fee has been calculated automatically by the Planning Portal based on the following points:

Residential:

- *Enlargement, improvement or alteration of a flat or single dwellinghouse*
- *Change of use from a single dwellinghouse to use as two or more single dwellinghouses/ How many additional dwellinghouses are you proposing to create: 2*

As the change of use for the rear room to the ground floor entails change of use from A5 to C3, but the new use for the room will not be as an accommodation space but rather, ancillary space to accommodation [bicycle storage, refuse & recycling storage]. Therefore the option *Change of use from a building to use as one or more separate dwellinghouses* is not applicable as the space will not be used as a dwelling house per se.

We trust the above meets with your approval and look forward to hearing from you at your earliest convenience. Should you require any further information, additional sets of drawings or other documents, or wish to arrange a site meeting do not hesitate to contact us as per the contact details below and we shall be pleased to assist.

We look forward to hearing back from you at your earliest convenience.

Yours Sincerely

Artia Golestani

E: artia@artia.me **M:** 07961 820 297

For and on behalf of

A R T I A G O L E S T A N I
A R C H I T E C T U R E L T D

cc. Mr Foo Kien Chong [Client]

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