

18th January 2017



Regeneration and Planning Development Management
London Borough of Camden
Town Hall, Judd Street
London
WC1H 8ND

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

Dear Sir/Madam,

**175-185 GRAY'S INN ROAD, LONDON, WC1X 8UE
SECTION 73 MINOR MATERIAL AMENDMENT IN RESPECT OF PLANNING
PERMISSION 2015/3967/P**

On behalf of our client, London Office Sarl, please find enclosed an application for a minor material amendment to planning permission 2015/3967/P, granted on 8th September 2015, for the following development:

“Relocation of existing cafe (A3) on ground floor; alterations to ground floor facade and entrances; installation of mechanical plant equipment at roof level”.

The application comprises the following documents:

- Planning Application Form signed and dated 18th January 2017;
- Site Location Plan;
- Drawing ref. 02101 Rev P11: Consented Ground Floor GA Plan;
- Drawing ref. 03101 Rev P5: Consented Street and Rear Elevation;
- Drawing ref. TW1-1206-G-GA Rev K: Proposed Ground Floor GA Plan;
- Drawing ref. TW1-1206-LG-BIKE Rev A: Proposed Lower Ground Floor Plan;
- Drawing ref. TW1-1200-G-EXT Rev B: Ground Floor Front Elevation.

The requisite planning application fee of £195.00 has been paid online. The application has been submitted via the planning portal and the reference is PP-05755889.

Summary of Existing Site and Proposals

The site comprises a 4-storey building located along Gray's Inn Road. The ground floor comprises six shop bays which are rendered and painted dark grey, with glazing to each of the shop units. The floors above are brown brick with white painted sash windows.

This application relates to the ground floor level alterations and seeks to make the following changes:

- Bring forward the shop frontage on the Grays Inn Road elevation;



- Introduce olive green tiling to the ground floor shopfront;
- Relocate the cycle storage from ground floor to lower ground floor level and provide at least 13 cycle parking spaces;
- Widen the main entrance doorway by 200mm.

The above-mentioned changes are very minor in nature and will improve the main frontage of the building. Bringing the frontage forward on the northern side of the building in line with the main building will create a more cohesive frontage. Creating a continuous, unified frontage will respond more appropriately to the character and form of the existing building and is therefore in accordance with Camden's design policies CS14 and DP24. The proposed change will create an additional 4 sqm GIA of floorspace. Widening the main entrance will provide inclusive access for all, allowing sufficient space for wheelchair users, in accordance with Policy CS14 and Policy DP24. The introduction of tiles to the shopfront will create more architectural interest and will improve the aesthetic quality of the shopfront. Furthermore, relocating the cycle parking to the lower ground floor level will allow for more cycle parking spaces to be accommodated and will improve the layout and circulation space at ground floor level.

Please note that the signage shown on the proposed plans will be subject to a separate advertisement consent application.

Summary

We trust that the enclosed application pack will allow you to validate the application and we look forward to receiving confirmation of this. In the meantime if you have any questions or queries, please contact Chris Beard or Alice Broomfield of this office.

Yours sincerely,

DP9 Limited