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27 January 2017

Our ref: J10208

Your ref: PP-05775394

Dear Sir/Madam

**Camden Wharf, 28 Jamestown Road, Camden
Application for Planning Permission**

We write on behalf of our client, Castlehaven Row Limited, ("the Applicant") to submit a planning application for the creation of a terrace and associated balustrade and two access doors at second floor level, and installation of two access doors to the existing third floor terrace at Camden Wharf, 28 Jamestown Road ("the Site").

Background

Camden Wharf is located to the south of Camden Lock, fronting onto the Grand Union Canal. Jamestown Road runs along the south of the site. There is a private access road between the Site and the neighbouring Holiday Inn hotel to the West.

The site is not listed, but is located within the Regent's Canal Conservation Area and directly to the north of the Site lies the Grade II listed Lock Keeper's cottage (289 Regent's Canal).

The Camden Wharf building was granted planning permission (ref. PE9700702R3) in 1999 and was constructed in the early 2000's. The building comprises of ground plus three upper storeys, with a mix of restaurant and retail uses at ground level and Class B1 offices above. The building is stepped back from Jamestown Road at each floor, and has a similar stepped design to the Grand Union Canal elevation.

The second floor is due to be occupied by Doc Martin, and the third floor is currently occupied by Broadwick Live Limited.

Proposal

Planning permission is sought for the following:

"Creation of a terrace and associated balustrade with two access doors at second floor level, and installation of access doors to the existing third floor terrace"

This planning application proposes the creation of a terrace at second floor level for the incoming tenants Doc Martin. The proposed terrace will measure 238 sq. m and the existing third floor terrace measures 138 sq. m. The proposed terrace and associated works seeks to improve the

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existing office space (Use Class B1) to ensure that the building meets the needs of its current and future occupiers.

The proposed second floor terrace balustrade and finishes have been designed to match the existing third floor terrace. This conformity in design ensures that the proposals remain in keeping with the buildings sensitive location within the Regent's Canal Conservation Area, and complies with Core Strategy Policy CS14 'Promoting high quality places and conserving our heritage' and Development Policy DP24 'Securing high quality design'.

It is also proposed to remove two of the windows to the north end of the second floor terrace and replace them with glazed doors, including a levelled threshold to access the terrace in line with Core Strategy CS14, which seeks the highest standards of access in all buildings. The proposed doors at the third floor terrace have been designed to match those proposed at second floor terrace level. The proposed doors to access the existing third floor terrace will also be located at the north end.

Application Documentation

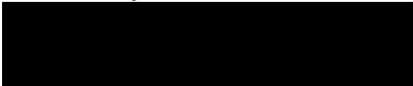
Accordingly, we enclose an electronic copy of the following documents submitted via the Planning Portal (ref. PP-05775394):

- Completed application form;
- Completed CIL form;
- Red line site location plan;
- Proposed and existing drawings, prepared by Barr Gazetas; and
- Design and access statement, prepared by Barr Gazetas.

Our client will pay the £195.00 online, this being the requisite planning application fee.

We trust that the enclosed information is everything required to validate the application, however should you have any questions in the meantime, please do not hesitate to contact Susie Taylor of this office (020 7333 6235).

Yours faithfully



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