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

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended
by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Miss"/>	First Name:	<input type="text" value="Zoe"/>	Surname:	<input type="text" value="Ho"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="201a"/>				
	<input type="text" value="Belsize Road"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="LONDON"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="NW6 4AA"/>				
Telephone number:	<input type="text"/>				
Mobile number:	<input type="text"/>				
Fax number:	<input type="text"/>				
Email address:	<input type="text"/>				
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input checked="" type="radio"/> No				

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text" value="201"/>	Suffix:	<input type="text" value="A"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Belsize Road"/>		
	<input type="text"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="LONDON"/>		
Postcode:	<input type="text" value="NW6 4AA"/>		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	<input type="text" value="525602"/>		
Northing:	<input type="text" value="183723"/>		

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land:

a) Owner b) Lessee c) Occupier d) Other

If Yes to b) or c), please give details of the owner and state whether they have been informed in writing of this application:

Camden Council is the owner of the property. It has recommended that we apply for this certificate to support our lease application. It has been informed in writing of the application.

6. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

7. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful:

The proposed use of the premises is not a significant alteration from the current use, which is to produce and sell chocolate on a retail basis. Drinks, light snacks and alcoholic drinks are being offered to customers to compliment their chocolate purchases, and are intended to be ancillary to the main purpose of the business, which is to produce and sell chocolates.

This is supported by the way that we will advertise. For example, the shop front sign will not change to indicate specifically that we are selling wine. The products on display in the retail unit on the ground floor will be 80% Chocolate related. The front of the shop and the front counter will continue to be dominated by Chocolate products for sale. As you enter the shop the first thing you will see is chocolates for sale.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

A1 - Shops

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

A1 - Shops

Is the proposed operation or use:

Permanent Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The Lawful Development Certificate is required by the 'Properties' department of Camden Council to support the application for a new lease for the premises. Should the new lease not be granted, it is unlikely that the Cocoa Exchange will continue to exist in the area. The purpose of the proposal is to boost the sales of our chocolates (and also increase our local profile) by offering ancillary drinks and snacks, diversifying the product offering and customer base. The proposed use for the premises is not significantly different from the existing use. This is intended to help the business to survive in an environment where business rates and rents are increasing.

It would be regrettable to lose another unique business on Belsize road, and Chocolate is ultimately a unifying product.

8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

Yes No

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes No

8. Description of Proposal

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out:

The Cocoa Exchange is a chocolate shop local to South Hampstead. It is currently a retail shop for chocolates, and it also produces chocolate on the premises. Our proposal is to boost our sales in chocolate by offering ancillary products such as coffee, hot chocolate, light snacks and wine to compliment the sale of chocolate. These items will also be available to be consumed on the premises.

Please read this in conjunction with the submitted floor plan.

On the ground floor of the premises from 11am to 6pm we will primarily serve retail customers who wish to purchase packaged chocolate to consume off the premises. This is the current use of the premises. The change to the use of the premises is that we will also offer chocolate to be consumed on the premises, along with drinks like tea, coffee and hot chocolate. The maximum number of customers that can be seated on the ground floor is 30. Wine will not be available for consumption on or off the premises during this time. We anticipate our main sales during this period to be packaged chocolate to be consumed off the premises. The machinery to be installed for the daytime activity includes: Hot Chocolate Drink Machine, Coffee Machine and Grinder, Air conditioning unit (to keep the temperature of the ground floor cool for the chocolate on display).

From 6pm to 11pm the ground floor will continue to exist as a chocolate shop, selling packaged chocolate to consume off and on the premises. The change of use will be that wine and beer will be offered to customers consuming chocolate on the premises from 6pm until 10.30pm. Some snacks will also be available, however these will not involve 'cooking' food. The proposed 'snack menu' is attached. The machinery to be installed for the evening activity includes: Wine/drinks fridge. No beer taps will be installed.

On the lower ground floor of the premises from 11am to 6pm we will be producing chocolate, so there is no change to the existing use of the premises. The chocolate production room and office will not be accessible to customers, and there will be no retail sales in this space. The lower ground floor production room and office will be closed in the evenings from 6pm. The machinery to be installed for the chocolate production includes a chocolate tempering machine, an industrial chocolate fridge, an air conditioning unit, and chocolate cooling racks.

On the lower ground floor, the toilets will be accessible to customers from the ground floor.

The kitchen on the lower ground floor will be used to support the chocolate production during the day (i.e. testing different chocolate flavours) from 11am to 6pm. From 6pm when the chocolate production facility closes, the kitchen will be used to prepare light snacks for customers until 10.30pm (please see proposed menu). The machinery to be installed in the kitchen includes a dishwasher and a small food fridge.

If Yes, fully describe the existing or the last known use, with the date when this use ceased:

The Cocoa Exchange is a chocolate shop local to South Hampstead, open from 11am to 6pm It is currently a retail shop for chocolates, and it also produces chocolate on the premises. The ground floor is used as a shop front for customers to buy packaged chocolates to be consumed off or on the premises.

All of the lower ground floor is not open to customers, with the exception of the toilets. The kitchen are used by staff and chocolate is produced in the chocolate production room.

Has the proposal been started?

Yes No

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

04/07/2017

Warning:

The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.