

Covent Garden Dental Spa
68a Neal St
London
WC2H 9PA

07 August 2017

Dear Sirs,

RE: CHANGE OF USE 61 Neal St, London, WC2H 9PJ

I am writing to request change of use from A1 to D1 to the above mentioned property.

Please find included a 'Change of Use' application form and drawings for the above property, fully completed and signed and including signed certificates, a design access statement along with location plan. The proposed fee will be paid electronically.

I am a dentist currently located at 68a Neal, which is just across the road, trading as Covent Garden Dental Spa. We have been located at 68a Neal St for the past 9 years. My lease is due to expire in July 2018 and so I am looking for a new location to which I can move the existing business. You will find in my application details about the location at 61 Neal St, and details on the works we are proposing to do to convert the ground and basement floor of 61 Neal from a shop unit to a dental surgery.

The landlord has completed his own applications for works they propose to complete prior to us taking over the Grd and basement levels.

Separate applications will follow shortly for planning and listed building consent for my proposed building works.

I understand Neal St falls under the 'Core Frontage' policy where you seek to protect A1 shop units on Neal St.

I would like to bring to your attention the following when considering my application:

1. There is currently an exceptionally high number of shop units which are currently vacant on Neal St. I counted a total of 12 units. This is the worst I have seen in the 9 years I have been located in the area.
2. Most of these shop units have been vacant for anything between 3-12 months.
3. It is a sign of changing times, even the bigger brands are shutting up shop, preferring to run their businesses as on-line commercial businesses as opposed to trading from a shop unit.
4. A struggling economic climate means SMB's are struggling with the higher rents, higher services charges and higher rates.
5. While the bigger part of my business provides dental care to the local community who reside in the local residential properties and local businesses such as Google, NBCU in the St Giles buildings, we do also have an element of retail as part of our business as we sell toothbrushes, toothpastes and a wide variety of dental products to our patients and to people who wonder in to the dental surgery off the streets shopping for dental products.

6. I have a patient base which is now established at 5000 patients strong which will be serviced by the new location.

I hope the above points will serve to prove that providing the unit at 61a Neal St with D1 planning will not be a detriment to the local community and thus my request will be granted.

If you have any queries, I would be most grateful if you would contact me on 07941696244 as a matter of urgency to avoid any delays to my application.

If you have any issues relating to this application which might lead to the refusal of this application we would request that contact is made prior to any final decision is taken

Yours sincerely,

Dr N Flora Chigwedere