



Covent
Garden
dentalSpa

Covent Garden Dental Spa LTD
Company No: 9291370

Ms Kristina Smith
BA (Hons) MSc
Planning Officer
5 Pancras Sq
N1C 4AG

11 April 2018

Dear Ms Smith,

RE: Application for change of use 15 Grape St

Please find attached the following documentation to support our application for change of use:

1. Bank statements showing payment to all my members of staff. I was advised I am not legally able to share staff pay details due to confidentiality and privacy issues, so instead I printed off my bank statements to show payments which have been made to members of staff over the past year.

We currently employ:

- 1 cleaner
- 4 nurses
- 1 receptionist
- 6 dentists
- 2 Hygienists

The above equate to 12 full time members of staff, 13 if we include myself.

We anticipate the team will grow by at least another 3-5 members of staff when we move to the bigger premises on Grape St, as we will also be expanding our services. Please refer to our website for further details on people who work at the Covent Garden Dental Spa.

A dental practice the size of the Covent Garden Dental Spa requires a large team in order to function effectively, especially given the high level of service we provide to our patients. This evidence is enough to prove that I do have a large support staff, and hence awarding 15 Grape St with D1 use will not impact the employment figures

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in the community, if anything, we will contribute towards increased employment in Camden.

2. Letter from my accountant supporting and verifying information provided above
3. Schedule of viewings from Farebrother, the agent responsible for the letting of the property, showing the property has been on the market for a while, with no expressions of interest having come forward over the period of time it has been on the market. The feedback from the viewers supports the fact the space does not lend itself as a favourable office space, hence they have struggled to let the property. The agent and landlord fear the space will remain vacant if it remains as a B1 office space.
4. A statement from Farebrother Agents, on behalf of the landlord, supporting the above information.

I hope you will respond with a favourable outcome, as my current lease expires in July 2018, and if I am not able to move before then, I will have to close down the practice. This will result in loss of employment for my staff and loss of a dental service to a patient list that is 5000 patients strong.

If you require further information, please do contact me.

Yours Sincerely,

Dr N Flora Chigwedere

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