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Acquisitions Manager  
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London  
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29<sup>th</sup> March 2019

Our reference: TSP/DS

Dear Mr Flax,

**18-22 Haverstock Hill, Chalk Farm, NW3 - Commercial Units**

I write in connection with the planning consent for 18-22 Haverstock Hill, Chalk Farm, NW3 2BL to accommodate a mixed-use scheme including flexible retail space (A1-A4 Use) on ground floor and basement plus 29 residential dwellings (C3 Use) on the five upper floors.

From information outlined in the planning application, I understand the proposed single commercial premises totals approximately 2,900 sq. ft. I understand you are considering submitting an application for general design upgrades on the upper floors and to split the single commercial unit into two smaller units of 2,251 sq. ft. and 636 sq. ft whilst maintaining a similar total square footage of the overall commercial space.

The redevelopment that Camden Town has undergone in the past years has been vital to its whole redevelopment. Impacted by Teddi Sagi's purchase of Camden Markets and Utopia Village, as well as the redevelopment of Hawley Crescent, Camden is now viewed as a start-up and DAMIT (Design, Advertising, Marketing and PR, Media, Internet and Technology and Telecoms) focal point, on par with Old Street and other likeminded areas.

As a local agent with specialized knowledge in Camden and the surrounding area, I believe these modifications would be in keeping of the recent changes to the retail market and would make the premises more lettable and attract a higher number of interested parties than that of a single larger space. In my opinion, smaller units would be more supportive to local SME tenants rather than the bigger corporates, typically found further down on Camden High Street, and these changes will benefit the local community in the most sympathetic way possible.

In conclusion, we would strongly recommend any changes to provide two smaller retail units to support local retailers and in the area.

Yours sincerely,

**David Simnock BSc (Hons) MRICS  
Surveyor**

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