

FS/P18-0743

17 May 2019

The Planning Inspectorate  
Registry/Scanning  
Room 3/05 Kite Wing  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

Dear Sir/Madam

**Town and Country Planning Act 1990 (As Amended)**  
**Appeal Against Refusal of Planning Application ref: 2018/3951/P**  
**35 Pratt Street, London, N1 0BG**

Pegasus Group is instructed by Domino's Pizza UK & Ireland Plc to submit an appeal against the decision of London Borough of Camden to refuse planning permission for the following development at the above address:

*"Change of use from a restaurant (Use Class A3) to a hot food takeaway (Use Class A5), installation of extraction and ventilation equipment and associated works."*

Accordingly, the following documentation has been submitted online via the Planning Portal:

1. The Appeal Forms;
2. A copy of the Decision Notice (ref: 2018/3951/P);
3. The original Full Planning Application, including the following documents:
  - i. The application form, including the relevant Ownership and Agricultural Holding Certificates;
  - ii. Planning, Design and Access Statement, prepared by Pegasus Group;
  - iii. Heritage Note, prepared by Pegasus Group;
  - iv. Site Location Plan (Drg. No. B10413-AEW-PJ003029-XX-DR-0005);
  - v. Block Plan (Drg. No. B10413-AEW-PJ003029-XX-DR-0006 Revision A);
  - vi. Existing Elevations (Drg. No. B10413-AEW-PJ003029-XX-DR-0002 Revision A);
  - vii. Proposed Elevations (Drg. No. B10413-AEW-PJ003029-XX-DR-0004 Revision A);
  - viii. Existing GA Plan (Drg. No. B10413-AEW-PJ003029-ZZ-DR-0001 Revision A);

**PLANNING | DESIGN | ENVIRONMENT | ECONOMICS**

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- ix. Proposed GA Plan (Drg. No. B10413-AEW-PJ003029-ZZ-DR-0003 Revision A);
  - x. Annex B Document (Drg. No. B10413-AEW-PJ003029-XX-SP-0001);
  - xi. Annex C Document (Drg. No. B10413-AEW-PJ003029-XX-SP-0002);
  - xii. Specification and Defra Report, prepared by Purified Air; and
  - xiii. CIL Additional Information Form.
4. During the course of the application, a number of revised plans and documents were submitted to the Council to address concerns raised during the consultation process. For clarity, the final set of determined plans and documents is listed below which should be considered as part of this appeal:
- i. Site Location Plan (Drg. No. B10413-AEW-PJ003029-XX-DR-0005 Revision A);
  - ii. Block Plan (Drg. No. B10413-AEW-PJ003029-XX-DR-0006 Revision H);
  - iii. Existing Elevations (Drg. No. B10413-AEW-PJ003029-XX-DR-0002 Revision B);
  - iv. Proposed Elevations (Drg. No. B10413-AEW-PJ003029-XX-DR-0004 Revision F);
  - v. Existing GA Plan (Drg. No. B10413-AEW-PJ003029-ZZ-DR-0001 Revision B);
  - vi. Proposed GA Plan (Drg. No. B10413-AEW-PJ003029-ZZ-DR-0003 Revision F);
  - vii. Annex B Document (Drg. No. B10413-AEW-PJ003029-XX-SP-0001 Revision B);
  - viii. Plant Noise Assessment ref: 18/0393/R01;
  - ix. Preventative Maintenance Contract prepared by Purified Air and dated 13<sup>th</sup> November 2018;
  - x. Waste Management Plan, submitted 31<sup>st</sup> January 2019;
  - xi. Delivery and Servicing Management Plan, submitted 31<sup>st</sup> January 2019.
5. Environmental Noise Assessment ref: 18/0393/R02; and
6. Appeal Statement of Case (including the Grounds of Appeal).

The London Borough of Camden have been made aware that an appeal has been submitted in relation to the refusal and have been sent copies of all of the documents which were not submitted as part of the planning application, including the Appeal Forms and the Appeal Statement of Case (which sets out the grounds of appeal).

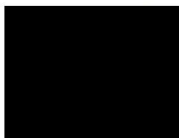
It should be noted that the appellant is intending to submit an Application for Costs in conjunction with this appeal. This will be submitted to the Planning Inspectorate shortly and a copy of the Application for Costs will be issued to the London Borough of Camden.

It has been requested that this appeal is dealt with via the written representations procedure. It is considered that this is the most appropriate procedure of dealing with this appeal.



I trust that this is sufficient to register the appeal as valid and I look forward to hearing confirmation of this. However, if you require any further information please do not hesitate to contact me.

Yours faithfully



**Fergus Sykes**  
**Principal Planner**  
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cc. London Borough of Camden