

04.12.2019

For the Attention of: Camden Development Management

London Borough of Camden 2nd Floor,
5 Pancras Square c/o Town Hall,
Judd Street
London
WC1H 9JE

Dear sir/madam,

Re: A Full Planning Application for a change of use of 3 x self-contained residential units (C3 Use) to 3 x offices/professional services (A2 Use) including a mansard roof extension and formation of roof terrace at fourth floor level with associated internal layout alterations over first, second, third and fourth floor levels to an existing terrace property at:

Address: 18 England's Lane, NW3 4TG

Further to our ongoing consultation please find enclosed a full planning application for the above mentioned address.

The application has been submitted via an online application through the Planning Portal and the package includes the following:

- A completed online Planning Application Form
- A planning application fee (paid online via Planning Portal) of £ 487.00
- A completed Community Infrastructure Levy (CIL) form
- A supporting Design and Access Statement and Conservation Area Assessment, including supporting information:
 - **Appendix 1** Previously Approved Scheme at 18C England's Lane, London NW3 4TG for Erection of mansard style roof extension; formation of roof terrace to fourth floor front elevation. PLA ref: 2019/1010/P (Granted Consent 19th June 2019)

One set of the existing and proposed planning drawings enclosed:

- 1763-E01-00 O.S. Map, Existing Site Block Plan & Site Photos
- 1763-E02-00 Existing Basement, Ground, First & Second Floor Plans
- 1763-E02-01 Existing Third Floor & Roof Plans
- 1763-E03-00 Existing Front & Rear Elevations
- 1763-E04-00 Existing Section AA'
- 1763-P02-00 Proposed Ground, First, Second & Third Floor Plans
- 1763-P02-01 Proposed Fourth Floor & Roof Plans
- 1763-P03-00 Proposed Front Elevation
- 1763-P03-01 Proposed Rear Elevation
- 1763-P04-00 Proposed Section AA'

The existing property is a mix-use mid terrace five storey (including basement) building with a retail unit at ground floor and basement and three self-contained residential units C3 Use over first, second and third floor levels accessed at ground floor along England's Lane.

The proposed mansard roof extension and formation of terrace at fourth floor levels is as approved under a recent Planning Consent with reference 2019/1010/P. (Granted Consent 19th June 2019, please refer to Appendix 1 in the Design and Access Statement and Conservation Area Assessment for more information).

This proposal relates to the Change of Use of the 3 x bedroom residential units C3 Use at first, second, third and proposed fourth floor levels to 3 x self contained offices/professional services. The existing retail unit at ground floor and basement level do not form part of this application and will remain un-altered.

The existing area around the site comprises of properties of similar use mix, with some being solely residential and some as commercial at ground floor and residential to the upper levels. Neighbouring properties, along the terrace, are of similar bulk, size and styles and uses.

The proposal relates to the site at 18 England's Lane within close proximity to Chalk Farm and Belsize Park tube stations, Kentish Town West over ground station and local bus routes.

The proposal is for a change of use of 3 x self-contained residential units (C3 Use) to 3 x offices/professional services (A2 Use) including a mansard roof extension and formation of roof terrace at fourth floor level with associated internal layout alterations over first, second, third and fourth floor levels to an existing terrace property.

The proposed mansard roof extension and formation of terrace at fourth floor levels is as approved under a recent Planning Consent with reference 2019/1010/P. (Granted Consent 19th June 2019, please refer to Appendix 1 for more information). No further external alterations are proposed.

The proposal would bring valuable floor space into use and provide new office floor space in the area while not conflicting with national or local plan policy. The development will provide a well proportioned 3 x offices/professional services over first, second, third and proposed fourth(as approved) floor levels with access to external amenity areas at fourth floor level.

The proposed layouts for the three new office units have been designed with great consideration to utilise space and to make eminent use of natural day- lighting to the dedicated office spaces without having any overlooking issues and being mindful of the surrounding area.

The proposed office units will be accessible as existing from the main entrance dedicated to the upper floors to the front of the site along England's Lane to be coherent with neighbouring properties.

The proposal has been designed with great consideration and the preservation of the style and character of the conservation area at the forefront.

We have examined the Belsize Conservation Area Character Appraisal (April 2013) and have carried out a careful study of the area's history whereby a number of properties demonstrate A1, A2, A3 and D1 uses with a lack of professional services A2 towards the centre of the terrace.

There is, therefore, no reason to consider that the proposed development would cause harm to the function and character of the area and as such, the proposed development complies with Camden Local Plan: Economic Development Policy E1 (2017) aiming to support local small business and encourage native employment.

In summary, for the reasons outlined above and as demonstrated in the attached Planning Drawings and Design and Access Statement and Conservation Area Assessment, the proposal would not harm the character and appearance of the area. We believe this is a suitable development for the site which would bring valuable floor space into use and provide new office floor space in the area while not conflicting with national or local plan policy.

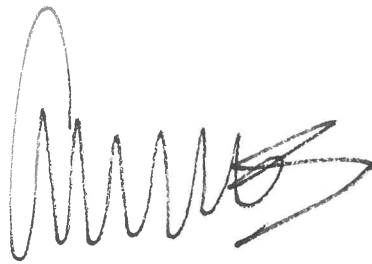
We consider this proposal to be suitable with the relationship to its neighbouring properties and not detrimental to the street scene or over development of the site.

We trust the application is in satisfactory order and you will consider this application for approval.

The proposed drawings attached are to scale when printed on A3 paper.

Again we thank you for your guidance and co-operation with the application, should you have any further queries please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'George Kythreotis', with a large, stylized initial 'G' and a horizontal flourish at the end.

George Kythreotis

Cc (Client/Applicant)