

16 April 2020



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Dear Laura,

**1 Northways Parade, Finchley Road, London, NW3 5EN**  
**Application for Full Planning Permission for part change of use of the existing premises from Class B2 to Office (Class B1a) with associated works**

On behalf of our client, Corren Properties Ltd, please find enclosed a detailed planning application for the development of the lower ground of 1 Northway's Parade, Finchley Road.

**Overview of Development**

The development proposals comprises the formal change of use of the lower ground floor from B2 (light industrial) to B1 (offices), the construction of a new entrance at lower ground and ground level providing access from College Crescent, the delivery of new window openings to increase the light into the lower ground levels and the provision of 23 new cycle parking spaces in line with London Borough Camden (LBC) prevailing policy position. The building will include the installation of new plant, together with associated refuse and cycle storage. The existing service yard at Finchley Road will be modernised to form a new primary access

The proposals will ensure that office space of a high quality is delivered, providing new employment opportunities which will activate the site and improve the outlook and character of the Northway's Parade in line with its town centre location. This application proposes to make highly efficient use of the vacant site and will enhance the vitality and viability of the centre in line with policy at all levels. This application is being made following the grant of a Proposed Lawful Development Certificate on 16-01-2020 (LPA Ref. 2020/0032/P), which has established that it would be lawful for the current vacant garage to be converted to offices without the need for planning permission.

**Description of Development**

The application seeks full planning permission for the following development proposals:

*"Use of part of the lower ground / ground floor as office accommodation (Class B1) including construction of an extension at lower ground and ground floor level on College Crescent, new window openings at lower ground floor level and associated cycle parking, and installation of plant."*

**Application Documents**

In support of the application please find enclosed the following for your consideration:

- Application Form and Certificate of Ownership, prepared by Savills;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Registered office: 33 Margaret Street, London, W1G 0JD

- CIL Form 1, prepared by Savills;
- Application Drawings, prepared by ThirdWay Architecture;
- Design & Access Statement, prepared by ThirdWay Architecture;
- Planning Statement, prepared by Savills;
- Transport Statement, prepared by TTP Consulting;
- Travel Plan Statement, prepared by TTP Consulting;
- Delivery and Serving Plan, prepared by TTP Consulting;
- SUDs Report, prepared by Eight Associates;
- BREEAM Assessment, prepared by Eight Associates;
- Noise Assessment, prepared by Red Acoustics;
- Energy and Sustainability Report, prepared by Eight Associates;
- Desk Based Contamination Report, prepared by Delta Simons; and
- Heritage Statement, prepared by Joe Henry Planning.

Payment of the statutory planning application fee of £949.00 has been made by our client through the Planning Portal and should be transferred to you in due course.

### **Summary**

The proposals represent an exciting opportunity to develop this key vacant brownfield site to deliver a wide range of planning benefits for the site and surrounding area.

I trust that the enclosed application is in order and I look forward to receiving prompt confirmation that the application has been validated. If you have any queries or would like to discuss, please do not hesitate to contact myself or my colleague Holly Driscoll (holly.driscoll@savills.com / 07866 203355).

Yours sincerely

A handwritten signature in black ink, appearing to read "MR", with a stylized flourish at the end.

**Matt Richards**  
Director