

12 October 2020

Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

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Dear Sir/Madam,

SUBMISSION OF PLANNING APPLICATION: CHANGE OF USE OF 34 MAPLE STREET, FITZROVIA, LONDON, W1T 6HD

I write on behalf of my client, Panda Residential. My client owns the above property.

34 Maple Street is located on the north side of Maple Street. It is a basement plus 5 floor mixed-use property; consisting of retail storage at basement, retail at ground floor, office at first floor, and residential at second, third and fourth floors.

The basement and ground floor are disused retail premises which have been vacant since 2008. The first floor office use which is also vacant. The lawful uses of the basement, ground and first floor are currently Class E.

The application proposes the change of use of the basement and first floor to residential use (Class C3). The application also proposes some minor alterations to the front and rear façade of the property in connection with the proposed change of use.

In support of this application, please refer to the following drawings, prepared by Studio 47:

Drawing Title	Drawing No.	Indicative / For Approval
Location Plan	-	For Approval
Existing and Proposed Site Plan	20190106-PL01 Rev R00	For Approval
Existing Floor Plans (Basement, Ground and First Floors)	20190106-PL02 Rev R00	For Approval
Proposed Floor Plans (Basement Ground and First Floors)	20190106-PL03 Rev R00	For Approval
Existing Floor Plans and Proposed Floor Plans (Second, Third and Fourth Floors)	20190106-PL04 Rev R00	Indicative
Existing Roof Plan and Proposed Roof Plan	20190106-PL05 Rev R00	Indicative
Existing Front Elevation and Existing Rear Elevation	20190106-PL06 Rev R00	For Approval
Proposed Front Elevation and Rear Elevation	20190106-PL07 Rev R00	For Approval



Existing Side Elevation and Proposed Side Elevation	20190106-PL08 Rev R00	Indicative
Existing Section AA	20190106-PL09 Rev R00	For Approval
Proposed Section AA	20190106-PL10 Rev R00	For Approval

The following documents are also enclosed in support of this application:

- Planning Statement; prepared by DP9 Ltd;
- Marketing Report, prepared by Panda Residential;
- Agent Report, prepared by LDG;
- Marketing Letter, prepared by Hudsons;
- Internal Lighting Report, prepared by R. W. Staig (Chartered Building Surveyor); and
- CIL Form 1.

I trust that you find the application in order; however, if you require any clarifications or further information, please contact me at the above address.

Yours faithfully,

Natalie Render

Associate

DP9 Ltd