

Chan, Mark

From: Caleb Kamara-Taylor
Sent: 17 December 2020 17:59
To: Chan, Mark
Subject: 2019/4524/P - 5 West End Lane
Attachments: 18-007-0001 - EXISTING FLOOR PLANS.pdf; 18-007-0002 - PROPOSED FLOOR PLANS.pdf; 18-007-3002PD - PROPOSED FRONT ELEVATION (B).pdf

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Dear Marc,

I hope you are well, especially during these challenging times. I'm sure you've heard that as much as I have recently. I've tried to contact you several times by phone, unfortunately we haven't been able to connect. Just wanted to touch base with you regarding the above planning application, however, understand the present situation may have made things a little difficult.

Thank you for your email on December 3rd following email is in response to your email to Danielle Sammeroff - Wherein you confirmed that the change of use application submitted is now deemed approvable in principle, providing some small changes and an agreement to 3 requests from Camden LPA were met. Please see below response statements to those queries and your email for reference. I've also attached drawings which accurately reflect the existing state of the site and proposal for change as it currently stands. Please to direct any questions / request through me as I will be acting on behalf of the applicant Danielle.

1 - (WINDOW) - There is no longer a wish or requirement to alter the windows on the ground floor - There are no changes proposed for that area as the existing window on the ground floor reflects that of the upper two floors. They're of the same type style and finish. The ground floor unit previously occupied by the taxi firm is proposed to be brought into the main vernacular of the dwelling. Forming the new Living area and is essential to provide ease of access to habitable areas for my clients' parents who also reside in the property. Please refer to the attached floor plans. The window to this area was already present prior to my client taking up residence of the property and the change is not required or necessary. As I'm sure you can understand the additional cost to make an unnecessary alteration is not viable option. The unit presently occupied by the hairdressers will also remain as is, including retention of its (A1) E use-class and not require any alteration. There are no alterations proposed to the building's frontage other than superficial painting of and making good of areas that have seen better days. The front will remain as is with a newer cleaner feel.

2 - (CAR PARKING) - Policy T2 and CPG Transport - Should not apply to this change of use proposal. As stated previously the occupiers are existing and already hold one parking permit. My client however agrees not to apply for any further on street parking permits and only retain the one existing, if you need proof, this can be arranged. Camden could if it so chooses to include a stipulation on the approval document to restrict any further applications for additional on street parking permits. The existing parking permit cannot be relinquished as it's a necessity to aid with a vulnerable adults' ease of access to and from her residence. As well as this, my client requires it for work. It would not be conducive to have to walk down two flights of stairs and walk a mile to enter her car. Loading and offloading equipment would become a hazardous endeavour. In summary, one existing parking permit to remain and a condition not to request an additional is agreeable.

3 - (HIGHWAYS CONTRIBUTION) - There are no construction related works now proposed which would affect in anyway the existing kerb or footpath, so there will be no requirement for this to be agreed.

I hope the above and the attached documents have brought some clarity to the proposal as it currently stands and can now be approved accordingly. If you do have any further questions, please don't hesitate to contact me. As you can appreciate my client has been affected detrimentally by the unit remaining vacant and has endeavoured to market it for rental as you can see. This situation has caused considerable financial loss and eager to get a resolution to the matter. In light of this, we appreciate your quick response.

Kind Regards
Caleb Kamara-Taylor

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