

**REF: R00617/MR/DB/AP**  
**SUBMITTED VIA PLANNING PORTAL**

Planning Department  
London Brough of Camden  
5 Pancras Square  
Kings Cross  
London  
N1C 4AG

08 March 2024

Dear Sir / Madam,

**FULL PLANNING APPLICATION THE CHANGE OF USE OF SECOND AND THIRD FLOORS FROM OFFICE (USE CLASS E) TO RESIDENTIAL FLATS (USE CLASS C3), INCLUDING ROOF EXTENSION TO PROVIDE ADDITIONAL FLATS AND REFURBISHMENT OF BUILDING EXTERIOR CENTENARY HOUSE, 96-98 CAMDEN HIGH STREET, LONDON, NW1 0LQ**

I write on behalf of our client, AMAK Property Investments Ltd, to submit a planning application for the change of use of second and third floors from Office (Use Class E) to Residential Flats (Use Class C3), including roof extension to provide additional flats and refurbishment of building exterior located at Centenary House, 96 – 98 Camden High Street, London, NW1 0LQ.

### **Proposed Development**

The application seeks planning permission for:

*“Change of use of second and third floors from Office (Use Class E) to Residential Flats (Use Class C3), including roof extensions to provide additional flats and refurbishment of building exterior.”*

A pre-application was submitted to Camden Council on 23<sup>rd</sup> December 2022. A pre-application site visit with case officer Matthew Dempsey was undertaken on 8<sup>th</sup> February 2023. Formal feedback was received on 14<sup>th</sup> February 2023 with a further revised set of pre-application drawings submitted to the Council on 4<sup>th</sup> May 2023. Feedback on the updated scheme was provided on 1<sup>st</sup> June 2023.

Full details are provided within the Planning Statement prepared by ROK Planning and Design and Access Statement prepared by Chassay + Last Architects submitted with the application.

### **Scope of Planning Application**

The scope of this application has been informed by reference to the Local Validation List (Camden's Local Area Requirements for Planning Applications (2020)). The following documents are submitted as

part of this planning application:

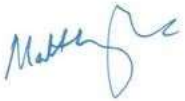
- The completed application form and certificates;
- The relevant planning application fee of £2312.00;
- Covering letter prepared by ROK Planning dated March 2024;
- Planning statement (incl. affordable housing statement and prepared by ROK Planning dated March 2024;
- Site Location Plan (Drawing No. CHC\_01) at 1:1250 prepared by Chassay + Last Architects;
- Existing and proposed architectural drawings prepared by Chassay + Last Architects:
  - Existing Elevation 1 – Pratt Street (Drawing No. CHC\_E1)
  - Existing Elevation 2 – Camden High Street (Drawing No. CHC\_E2)
  - Existing Elevation 3 – Pratt Mews (Drawing No. CHC\_E3)
  - Existing Ground Floor Plan (Drawing No. CHC\_E4)
  - Existing First Floor Plan (Drawing No. CHC\_E5)
  - Existing Second Floor Plan (Drawing No. CHC\_E6)
  - Existing Third Floor Plan (Drawing No. CHC\_E7)
  - Existing Roof Plan (Drawing No. CHC\_E8)
  - Existing Section A-A (Drawing No. CHC\_E9)
  - Proposed Elevation 1 – Pratt Street (Drawing No. CHC\_P1)
  - Proposed Elevation 2 – Camden High Street (Drawing No. CHC\_P2)
  - Proposed Elevation 3 – Pratt Mews (Drawing No. CHC\_P3)
  - Proposed Ground Floor Plan (Drawing No. CHC\_P4)
  - Proposed First Floor Plan (Drawing No. CHC\_P5)
  - Proposed Second Floor Plan (Drawing No. CHC\_P6)
  - Proposed Third Floor Plan (Drawing No. CHC\_P7)
  - Proposed Fourth Floor Plan (Drawing No. CHC\_P8)
  - Proposed Roof Plan (Drawing No. CHC\_P9)
  - Proposed Section A-A (Drawing No. CHC\_P10)
- Design and Access Statement (incl. Heritage Statement and Accessibility Statement) prepared by Chassay + Last Architects dated February 2024;
- Daylight and Sunlight Assessment prepared by Daylight Sunlight Consulting Ltd dated November 2023;
- Energy and Sustainability Statement prepared by JAW Sustainability dated February 2024;
- Transport Statement prepared by Strykeslip dated December 2023;
- Marketing Report prepared by DMA Property Consultants dated January 2024; and
- Noise Impact Assessment prepared by KR Associates dated February 2024.

I trust the above information is sufficient to validate this application. If you have any queries, please do not hesitate to contact Aidan Payne ([aidan.payne@rokplanning.co.uk](mailto:aidan.payne@rokplanning.co.uk)) or myself at this office. I look forward to your formal acknowledgement of the application.

# ROK PLANNING

**ROK Planning Ltd**  
51-52 St. John's Square  
London  
EC1V 4JL

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Matthew Roe', with a stylized flourish at the end.

**Matthew Roe**

**Director**

**ROK Planning**

T: 07730 064 234

E: [matthew.roe@rokplanning.co.uk](mailto:matthew.roe@rokplanning.co.uk)