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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E), or betting office or pay day loan shop to mixed use including up to two flats (Use Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class G

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="159"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Broadhurst Gardens"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Camden"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW6 3AU"/>

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

525594	184595
Description	

Applicant Details

Name/Company

Title

Mr

First name

Duncan

Surname

Gilbert

Company Name

Address

Address line 1

Unit 1 Hampstead West, 224 Iverson Road

Address line 2

Address line 3

Town/City

London

County

Camden

Country

Postcode

NW6 3AU

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Elliot

Surname

Higginson

Company Name

EHA

Address

Address line 1

197 Penmere Drive

Address line 2

Address line 3

Town/City

Newquay

County

Country

Postcode

TR71RY

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right

Would the proposed change of use result in the building containing more than two flats?

- ☐ Yes
☒ No

Would a part of the building continue to be:

- In a commercial/business/service use; and/or
- Used as a betting office and/or a pay day loan shop

- ☒ Yes
☐ No

Would the proposed flat(s) only be situated on floor(s) above a floor where at least some of the other proposed mixed uses are to be provided?

- ☒ Yes
☐ No

If the building has a ground floor display window, would any of that ground floor be used as a flat?

- ☐ Yes
☒ No / The building does not have a ground floor display window

Will all the proposed flats have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard?](#)

- ☒ Yes
☐ No

Following the change of use, will each flat only be used as a dwelling:

- By a single person or by people living together as a family; or
- By not more than 6 residents living together as a single household (including a household where care is provided for residents)

- ☒ Yes
☐ No

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of the flat(s) and other works proposed

The proposed development is a change of use for the rear section of the property into two flats over two floors with a shared kitchen. The front existing retail/commercial space is to be kept as current.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

For each of the habitable rooms there is at least two large sash windows, providing more than adequate natural light.

What will be the net increase in dwellinghouses?

2

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Please provide details of any arrangements required for the storage and management of domestic waste

There is plenty of space in the kitchen for storage of domestic waste, also the rear outdoor area is suitable for a bin.

Impacts and risks

Please provide details of any contamination risks and how these will be mitigated

From inspection of the site, we have not identified any contamination risks.

Please provide details of any flooding risks and how these will be mitigated.

No flooding risks.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

We will block up the existing access between the commercial space and dwelling space, along with sounds insulation.

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:

NGL382814

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

☐ Yes

☒ No

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

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Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ Yes

☒ No

Electric vehicle charging points

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Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

☐ Yes

☒ No

Superseded consents

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Does this proposal supersede any existing consent(s)?

☐ Yes

☒ No

Development Dates

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When are the building works expected to commence?

08/2024

When are the building works expected to be complete?

10/2024

Scheme and Developer Information

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Scheme Name

Does the scheme have a name?

- ☐ Yes
- ☒ No

Developer Information

Has a lead developer been assigned?

- ☐ Yes
- ☒ No

Residential Units

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Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

- ☐ Yes
- ☒ No

Mixed use residential site area

Is this application for a mixed use proposal that includes residential uses?

- ☒ Yes
- ☐ No

How much site area will these residential uses take up?

134.00

Square metres

Existing and Proposed Uses

Please note: This question contains additional requirements specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#). [View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

<p>Use Class: E(c)(iii) - Other appropriate services in a commercial, business or service locality</p> <p>Existing gross internal floor area (square metres): 242</p> <p>Gross internal floor area lost (including by change of use) (square metres): 134</p> <p>Gross internal floor area gained (including change of use) (square metres): 0</p>	<p>Use Class: C3 - Dwellinghouses</p> <p>Existing gross internal floor area (square metres): 0</p> <p>Gross internal floor area lost (including by change of use) (square metres): 0</p> <p>Gross internal floor area gained (including change of use) (square metres): 134</p>	
<p>Total Existing gross internal floorspace (square metres)</p> <p>242</p>	<p>Gross internal floor area lost (including by change of use) (square metres)</p> <p>134</p>	<p>Gross internal floor area gained (including change of use) (square metres)</p> <p>134</p>

Occupation Status

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Please indicate the occupation status of the building in question

☒ Vacant

☐ Partially vacant

☐ Occupied

Waste and recycling provision

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Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

- ☒ Yes
☐ No

Environmental Impacts

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Community energy

Will the proposal provide any on-site community-owned energy generation?

- ☐ Yes
☒ No

Heat pumps

Will the proposal provide any heat pumps?

- ☐ Yes
☒ No

Solar energy

Does the proposal include solar energy of any kind?

- ☐ Yes
☒ No

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2021?

- ☐ Yes
☒ No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

Residential units with electrical heating

Number of proposed residential units with electrical heating

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

Utilites

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Water and gas connections

Number of new water connections required

Number of new gas connections required

Fire safety

Is a fire suppression system proposed?

☐ Yes

☒ No

Internet connections

Number of residential units to be served by full fibre internet connections

Number of non-residential units to be served by full fibre internet connections

Mobile networks

Has consultation with mobile network operators been carried out?

☐ Yes

☒ No

Declaration

I/We hereby apply for Prior Approval: Change of use - commercial/business/service/etc to mixed use incl up to two flats as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Elliot Higginson

Date

03/09/2024

Amendments Summary

Planning statement added, original application was un registered by Camden council as a mistake from their system thinking the site was in a different location, Miriam Baptist has offered to fast track the application due to the councils error.