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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="104"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Belsize Lane"/>
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="NW3 5BB"/>

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

Easting (x)

Northing (y)

526753

184816

Description

Applicant Details

Name/Company

Title

Mr

First name

.

Surname

.

Company Name

E and O Ltd

Address

Address line 1

c/o Agent

Address line 2

.

Address line 3

.

Town/City

.

County

.

Country

.

Postcode

W1G0JD

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

David

Surname

Whittington

Company Name

Savills

Address

Address line 1

33 Margaret Street

Address line 2

Address line 3

Town/City

London

County

Country

Postcode

W1G0JD

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

Creation of 1 residential unit at first floor within Class C3 with retained Class E at ground to form a mixed use building

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

Please see Daylight and Sunlight Assessment prepared by eb7 which is submitted in support of this application.

It concludes that

"7.3.2 Overall, our daylight and sunlight results within the proposed unit indicate a very high level of amenity and confirm that the proposed conversion will deliver high-quality accommodation with a very good level of daylight and sunlight to its future occupants".

What will be the net increase in dwellinghouses?

1

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

Undercounter storage is provided within the kitchen area of the flat. a proposed wheelie bin cupboard is provided within the ground floor lobby area.

Impacts and risks

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

A Desktop report prepared by Argyll Environmental highlights that there is low prospect of on site contamination.

There is NO redevelopment of the site. No slab break out. The Residential habitable accommodation is at first floor only.

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

A Flood Risk Technical note is submitted.

Site is Located in Flood Zone 1,

Site is located in a Critical Drainage Area

The report concludes:

5.2. The risk of flooding has therefore been appraised across a range of sources and it has been demonstrated that the risk of flooding is low from all sources, even when the impacts for climate change is taken into consideration.

5.3. In conclusion, the occupants of the development will be safe. Consequently, it has been demonstrated that the development will therefore meet the requirements of the NPPF

D

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

Noise Solutions Ltd (NSL) has been commissioned by EANDO Ltd to undertake an assessment of the sound insulation of the separating floor between ground floor office space and a proposed residential dwelling at 104 Belsize Lane. Recommendations have been made such that the separating floor should meet the minimum performance levels recommended under the guidance given in BS 8233:2014 – 'Guidance on sound insulation and noise reduction for buildings' and Building Regulations requirements for 'residential properties'.

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:
LN75245

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?

05/2025

When are the building works expected to be complete?

10/2025

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

Please provide details for each separate type and specification of residential unit being provided.

<div>Residential Unit Type: Flat, Apartment or Maisonette</div> <div>Tenure: Market for sale</div> <div>Who will be the provider of the proposed unit(s)?: Private</div> <div>Development type: Conversion</div> <div>Number of units, of this specification, to be added: 1</div> <div>GIA (gross internal floor area) per unit: 79 square metres</div> <div>Habitable rooms per unit: 3</div> <div>Bedrooms per unit: 2</div> <div>Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations: Yes</div> <div>Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations: No</div> <div>Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations: No</div> <div>Providing sheltered accomodation?: No</div> <div>Providing specialist older persons housing?: No</div> <div>On garden land?: No</div>

Communal space to be added

Please add details for every unit of communal space to be added

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Totals

Total number of residential units proposed

1

Total residential GIA (Gross Internal Floor Area) gained

79

square metres

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?

79.00

Unit

Square metres

Existing and Proposed Uses

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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.

Use Class:

E(g)(i) - Offices - Except where not suitable in a residential area

Existing gross internal floor area (square metres):

158

Gross internal floor area lost (including by change of use) (square metres):

79

Gross internal floor area gained (including change of use) (square metres):

0

Total	Existing gross internal floorspace (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
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158

79

0

Occupation Status

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Please indicate the occupation status of the building in question

☐ Vacant

☐ Partially vacant

☒ Occupied

Waste and recycling provision

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

0.00

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

0

Utilites

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Water and gas connections

Number of new water connections required

0

Number of new gas connections required

0

Fire safety

Is a fire suppression system proposed?

☐ Yes

☒ No

Internet connections

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

1

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

1

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

David Whittington

Date

12/02/2025