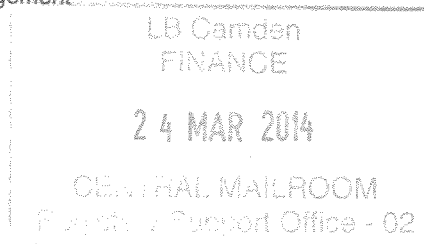


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Regeneration and Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND



20th March 2014

Dear Sir/Madam

15 Wolsey Mews, London, NW15 2DX

PRIOR NOTIFICATION OF PROPOSED CHANGE OF USE FROM CLASS B1(A) OFFICE TO 1 RESIDENTIAL DWELLING

We enclose a submission to establish whether prior approval is required for the conversion of 15 Wolsey Mews from Class B1a office use to Class C3 residential use. This prior notification application is submitted under the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

Paragraph N states that in order to determine if prior approval is required a developer must submit an application to a local authority which should be accompanied by:

- A written description of the proposed development;
- A plan indicating the site and showing the proposed development;
- The developer's contact address; and
- The developer's email address if the developer is content to receive communications electronically together with any fee required to be paid.

Please find enclosed four copies of the completed form, which includes a written description of the proposed development. In addition we enclose four site location plans (entitled Site Plan NW5 2DX), existing and proposed floorplans (ref. 2142/P/01 & 02), and a cheque for the correct application fee of £80.00.

The applicant is Elizabeth Lane and the contact details are as per the above address.

The Site

The site is located in Wolsey Mews which runs parallel to Kentish Town Road, between Islip Street and Caversham Road. It comprises a two storey building of 25 sqm on each floor under a flat roof. The site is located within the Batholomew Estate Conservation Area.

The site is very accessible for transport, achieving a PTAL rating of 6a (excellent).

Proposed Change of Use

The change of use under the General Permitted Development Order will provide a residential dwelling comprising living room and kitchen at ground floor level with 1 bedroom and bathroom at the first floor.

Prior Approval

The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 states that prior to beginning development, the developer must apply to the local planning authority to establish whether prior approval will be required in relation to:

- Transport and highways impacts of the development;
- Contamination risks on the site; and
- Flooding risks on the site.

We provide an assessment of these three considerations below.

Transport and Highways

With regard to the transport and highways impact of the development, no car parking spaces are proposed as part of the change of use and it is understood that it may be required to agree for this to be a car-free development.

The site is highly accessible, with a PTAL level of 6a (excellent). The site is within a Controlled Parking Zone (zone CA-M) which restricts parking between 08:30-18:30 Monday-Friday, and is well accessed by public transport and is situated within easy walking distance of Kentish Town Underground and Thameslink Station and Kentish Town West Overground station. There are also numerous bus routes which run north and south along Kentish Town Road (134, 214, C2 and 46).

As a car-free development there will not be a material increase or change in the character of traffic in the vicinity of the site. The material reduction in trip generation arising as a result of the proposed change of use will not have an adverse impact to the highway network.

Contamination

With regard to contamination, there is considered to be no risk of contamination as the existing building is to be retained, and the only alterations are internal. No groundworks are required for the proposed change of use.

Flood Risk

The site is not within a Flood Risk Zone and there is no risk of flooding.

Conclusion

The proposed change of use will provide a high quality residential unit, within a sustainable location. The proposal is considered to be in accordance with the Class J Prior Approval regulations set out in the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

We trust that the enclosed information is sufficient in order to allow this prior notification request to be considered. However, if you would like to discuss this further please do not hesitate to contact the undersigned.

Yours sincerely



Elizabeth Lane
Evans Lane Architects

Enc.