

New Energy Hub Ltd

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Planning and Built Environment
Camden Council
Camden Town Hall
Argyle Street
London
WC1H 8ND

Our Ref: VP/ App

27th January 2014

Dear Sir/ Madam

**Re: Change of use from 2 x B1- Offices to 2 x C3 Residential
Units
11 and 12 Apollo Studios, Charlton Kings Road, NW5 2SB**

Please find a Prior Approval Notification for the above change of use from B1- office/ C3 Residential use to x 2 self contained residential units. The following documents are attached:

- Prior Approval Notification Form
- Planning and Transport Statement
- Drawings and Plans as set out in Section 4 of the Planning and Transport Statement

Please do contact me if any further information is required at this stage.

Kind regards,
Yours sincerely

**Vicky Portwain
Director
New Energy Hub Limited**

Planning and Transport Statement

1. Introduction

This planning and transport statement is submitted in support of proposals for the change of use of units 11 and 12 Apollo Studios, Charlton King's Road, Kentish Town from B1 office use to C3 residential use. The proposals benefit from permitted development rights subject to the relevant considerations and are submitted in accordance with the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013. The current lawful use of both offices is B1 use.

2. Site and Surrounding Area

Apollo Studios is a 4/5 storey building accessed via Charlton Kings Road in Kentish Town. The site is located to the rear of properties fronting onto Torriano Avenue, Charlton Kings Road and Leighton Road. Apollo Studios was originally a factory building but is now used for a mix of uses, predominantly residential and B1 office uses.

The surrounding area is also predominantly residential with some B1 office uses, pubs and other local services on Brecknock Road. Kentish Town Road is the nearest public transport, shopping and service centre and is located approximately 700m from Apollo Studios.

3. Planning History and Use

Units 11 and 12 Apollo Studios were originally part of Apollo Works – a building we understand was originally constructed as a piano factory. Planning application reference PL/8500159/R2 was granted on 2nd October 1985 allowing for the "Part redevelopment, part extension and part change of use for residential purposes and part refurbishment for light industrial purposes" of Apollo Works.

A planning application for change of use of Units 11 & 12 from B1(a) to mixed use B1 (a) and C3 (live work) was granted on 2/11/1998 (PE9800625R1). The drawing 100002 accompanying this application shows unit 12 as the proposed C3 Residential Area and unit 11 as the proposed B1A – work area. This planning consent was never implemented and as there was a condition requiring the development to begin within 5 years, the consent has now expired. Both units 11 and 12 have been used as office units since the owner – Apollo Property Company Limited purchased them as separate units on 21st December 2005.

Most recently the offices have been occupied as follows:

- Unit 12- Panopto (10-12 people)
- Unit 11 – Wordtracker (approximately 16 people from 2005 to November 13 and under 5 people between November 13 and January 14)

Unit 12 is now vacant further to Panopto serving the relevant notices to vacate on 20th January 2014. Unit 11 is occupied by under 5 people.

The recent planning history and use of units adjacent to units 11 and 12 within Apollo Studios is as follows:

We understand unit 10 is now a live/work unit further to implementation of planning application PE9900503.

Units 8 and 9 Apollo Studios are currently used as offices, however change of use prior approval has been granted for conversion to 2 X self contained residential units (C3) (2013/4190/P).

Units 8 and 9 Apollo Studios are directly below units 11 and 12 with the same footprint areas and the same existing use. Unit 10 is adjacent to 11 and 12.

Units 14 and 15 above 11 and 12 are B1 office use, however the fourth floor has we understand been in C3 residential use since the conversion of the original factory.

4. Proposed Development

It is proposed that the two B1 office units located on the second floor are converted into two x 2 bed self contained residential units (C3). This will involve the construction of new stud walls, new kitchens and bathrooms and new flooring etc. The following drawings show the existing and proposed floorplans and sections:

- APO001 – Location Plan
- AS002 – Block Plan
- 2nd floor - Existing floorplans – Units 11 and 12 Apollo Studios 14-1-14
- 2nd floor – Existing section – Units 11 and 12 Apollo Studios 14-1-14
- 2nd floor Proposed floorplans – Units 11 and 12 Apollo Studios 14-1- 14
- 2nd floor Proposed section – Units 11 and 12 Apollo Studios 14-1-14

5. Transport Impact and Facilities Statement

Apollo Studios has a small car park in the courtyard immediately adjacent to the building. The property benefits from use of these spaces on an unofficial “first come, first served” basis. This arrangement would continue for the residential units. Access is controlled by a security gate at the entrance from Charlton King’s Road. Cycle parking facilities are also provided within the car park.

Apollo Studios is well located for public transport and local services facilities. Distances to key public transport facilities are set out below and all these facilities are within 10 minutes walking time;

- Kentish Town Tube Station – 720m
- Kentish Town Train Station – 690m
- Bus Stop (route 390) – 108m Brecknock Road
- Bus Stop (route 393)– Leighton Road – 333m
- Bus Stop (routes 134, 214, C2 and N20) Kentish Town Road – 690- 720m

The conversion of the offices into residential units will result in a significant reduction in the number of people travelling to and from the units (see latest office occupancy numbers in Section 3). The likely number of occupants of the residential units would be between 1 and 4 people per unit. This is compared with capacity for 16 people in unit 11 and 12 people in unit 12 whilst in B1 office use. Given the good public transport links, most trips to and from the units are likely to continue to be made by public transport or on foot. There will not be additional pressures created on public transport or car parking in the local area.

As noted above the area is predominantly residential and there are local services and facilities to meet the needs of local residents within easy walking distances.

- nearest local shops – Brecknock Road 160m
- nearest doctors surgery – 490m
- nearest primary school – 370m
- nearest secondary school – 456m
- Post office – Brecknock Road 270m

Larger retail centres such as Camden, Oxford Street and Brent Cross are easily accessible by either bus or tube and rail services. Kentish Town Railway station provides regular services southbound to international transport hub Kings Cross and northbound towards Hertfordshire and Bedfordshire.

Emergency service vehicles will continue to be able to access the building from Charlton Kings Road entrance and there will be no structural changes required to the building.

6. Flooding and Contamination

There is no proposed new floorspace or new development involved in this change of use. There will be no additional surface water drainage impacts. The site is not within an area identified as at risk of flooding by the Environment Agency and there will be no increased risk of flooding as a result of the proposal.

There are no contamination impacts as a result of this proposal.

7. Summary

Prior approval is sought for the change of use of Units 11 and 12 Apollo Studios from B1 office to C3 residential use. The offices have been under-utilised towards the end of 2013. Their use as 2 x 2 bedroom residential units will ensure these very sustainably located units are fully utilised without detrimental impacts on transport, car parking or local services. Prior approval is therefore respectfully requested.