

DP3374/SJH/MW

12 November 2013

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Dear Elaine,

**CARLOW HOUSE, CARLOW STREET, LONDON. NW1 7LH  
PRIOR NOTIFICATION OF THE PROPOSED CHANGE OF USE**

On behalf of our client, Stone Yards Company Management Inc, we enclose a submission to establish whether prior approval is required for the conversion of Carlow House, Carlow Street from Class B1a office use to Class C3 residential. 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 a written description of the development and background information (below), a site location plan (ref: 803\_SP\_01) existing ground a typical floor plans (ref: 803\_EX\_00 and 803\_EX\_01) and proposed ground and typical floor plans (ref: 803\_PL\_00 and 803\_PL\_01) detailing the proposed development. The applicant is Stone Yards Company Management Inc and contact details are c/o DP9 at the following address:

100 Pall Mall  
L London  
SW1Y 5NQ

A cheque for £80 made payable to the London Borough of Camden is enclosed for the application fee.

**Site Description**

The site comprises a 5 storey building which is currently in Class B1a office use on the ground to third floor with residential use on the fourth floor (as permitted in July 1987 under permission

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8701257). There are a total of 13 residential units on the fourth floor. There are 5 parking spaces on the ground floor which are used by occupiers of the office accommodation and 13 spaces to the rear of the building for the use of existing residents.

The site is within the Camden Town Conservation Area, and is specified within the Camden Town Townscape Appraisal Map as a focal building. The site has a PTAL rating of 6a, and is located 475m from Mornington Crescent tube station, and 570m from Camden Town tube station. The nearest bus stop is 250m from the site on Delancy Street.

With the exception of the residential use of the fourth floor (as detailed above) there is no relevant planning history for this submission.

### **Proposed Change of Use**

The change of use under the General Permitted Development Order will provide a total of 54 units (6 at the ground floor and 16 on each floor at first – third floor level). The units will be set out around the exiting light well. All the apartments have been designed to meet or exceed the Mayor's minimum residential unit size standards with the studio units above 37sqm, 1 bed units above 50sqm and 2 bed units above 61sqm. The development will incorporate a shared bike store and refuse store, with the reconfiguration of the existing facilities.

With the exception of the existing 5 parking spaces at the ground floor, the development will be car free.

No external alterations to the building are proposed.

### **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.

With regard to the transport and highways impact of the development, no car parking is proposed with the exception of the 5 existing parking spaces at ground floor. It is anticipated that the use of these spaces for residents will result in a lower frequency of vehicular movements than their current use by office occupiers. Therefore in terms of these 5 existing spaces the proposals will have a beneficial highways impact.

The site is highly accessible, with a PTAL level of 6a and is therefore suitable for car free development. The site is within a Controlled Parking Zone (zone CAF(s)) which restricts parking between 08:30-18:00 Monday-Friday, and 09:30-17:30 Saturday-Sunday. It is anticipated that the majority of residents will not own cars; however the Applicant is happy to discuss the possibility of entering into a unilateral undertaking with LB Camden to restrict residential parking permits if required.

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

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 Sam Hine or Mel Wykes of this office.

Yours faithfully

A handwritten signature in black ink, appearing to be 'DP9'.

**DP9**