

RW/DTJ/DP9

04 November 2013

Planning Department
London Borough of Camden
Town Hall Extension
Argyle Street
London
WC1H 8NJ

100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

Dear Sir/Madam,

48 – 56 BAYHAM PLACE, LONDON, NW1 0EU
PRIOR NOTIFICATION OF THE PROPOSED CHANGE OF USE

On behalf of our client, Anders Electronics Retirement Benefit Scheme, we enclose a submission to establish whether prior approval is required for the conversion of 48 – 56 Bayham Place 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, background information and the following attached drawings;

Drawing No. OS Map - Site Location Plan
Drawing No. 000 - G - Existing Ground Floor Plan
Drawing No. 001 - F - Existing First Floor Plan
Drawing No. 002 - S - Existing Second Floor Plan
Drawing No. 100 - G - Proposed Ground Floor Plans – REV A
Drawing No. 101 - F - Proposed First Floor Plans – REV A
Drawing No. 102 - S - Proposed Second Floor Plans – REV A

The applicant is Anders Electronics Retirement Benefit Scheme and contact details are c/o DP9 at the following address:

100 Pall Mall
London
SW1Y 5NQ



The fee required for this application is £80 as identified in the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 amended 1 October 2013.

Site Description

The site comprises a three storey building off Bayham Street behind Camden High-street. The building is currently in Class B1a office use and is occupied by Anders Electronics.

The site is located within the Camden Town Conservation Area. The site has a PTAL rating of 6a, and is located 150m from Mornington Crescent tube station, and 520m from Camden Town tube station. The nearest bus stop is 50m from the site on Bayham Street.

Proposed Change of Use

The change of use under the General Permitted Development Order will convert the entirety of the building into 9x2 bedroom residential units (3 on each floor). The ground floor residential units will have direct access onto Bayham Place. The residential unit on the upper floors will be accessed by a lift and stair core which will be accessible from a dedicated entrance from Bayham Place.

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.

The proposal will not have a detrimental impact on the local transport or highway network as no car parking is proposed. Cycle spaces will be provided where possible, in accordance with the Councils requirements. 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.

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 determined. However, if you would like to discuss this further please do not hesitate to contact Richard Ward or Dean Jordan of this office.



Yours faithfully

DP9

DP9