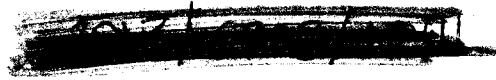


Planning Consultants

DGM/RC/DP2512

8 October 2013



Development Control
Planning Department
London Borough of Camden
Town Hall Extension
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London
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Dear Sir/Madam

**68A DELANCEY STREET, LONDON, NW1 7RT
PRIOR NOTIFICATION OF PROPOSED CHANGE OF USE FROM CLASS B1(A) OFFICE
TO 1 RESIDENTIAL DWELLING**

On behalf of our client, Westheath Projects Ltd, we enclose a submission to establish whether prior approval is required for the conversion of 68a Delancey Street 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 (ref. DSC4/D/A001), existing floorplans (ref. DSC4/D/A105, DSC4/D/A106, DSC4/D/A107 AND DSC4/D/A108), and illustrative proposed floorplans, and a cheque for the correct application fee of £80.00.

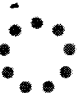
The applicant is Westheath Projects Ltd, and the contact details are c/o DP9 at the above address.

The Site

The site is located behind three terraces of properties which front on to Delancey Street, Albert Street and Parkway in Camden Town. The site comprises five buildings set around a courtyard which are between one and three storeys in height.

The site is located within the Commercial Sub Area 1 of the Camden Town Conservation Area, and the existing buildings are noted as making a positive contribution within the Council's appraisal statement. The property is not statutorily listed.

In 2010, planning permission (reference 2010/2288/P and 2010/2289/C) was granted for the erection of six blocks comprising 8 commercial units, 2 live/work units, and 5 self-contained residential units



following the demolition of the existing buildings. The application was not implemented due to the economic climate.

In 2012, planning permission (reference 2012/2504/P) was granted for refurbishment works to the existing commercial studio/office space (Class B1), to provide improved studio/office space with ancillary residential accommodation. This consent has been implemented, and the B1 floorspace has been in use before 30 May 2013. The buildings currently provide 941 sqm of B1 floorspace including ancillary residential floorspace.

The site is very accessible, achieving a PTAL rating of 6a (excellent). The 2012 planning application gained planning consent for 2 car parking spaces (including 1 disabled space), and 6 cycle spaces, which is a reduction of 2 car parking spaces from the previous parking arrangement.

Proposed Change of Use

The change of use under the General Permitted Development Order will provide one residential dwelling comprising 5 bedrooms, set out across the ground, first and second floor levels. The residential dwelling has been designed to meet or exceed the Mayor's minimum residential unit size standards and comprises 853 sqm GIA residential floorspace.

The development will incorporate a shared bike store and refuse store, as per the existing arrangements. The proposal includes the retention of current car parking arrangements (including 1 disabled parking bay)

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.

We provide an assessment of these three considerations below.

Transport and Highways

With regard to the transport and highways impact of the development, no additional car parking spaces are proposed as part of the change of use. The development has sufficient space in the forecourt area for the storage of sufficient cycle spaces to meet the Council's minimum standards for cycle parking (1 space per dwelling).

The site is highly accessible, with a PTAL level of 6a. The site is within a Controlled Parking Zone (zone CA-F(s)) which restricts parking between 08:30-18:30 Monday-Friday, and 09:30-17:30 Saturday-Sunday. The site is well accessed by public transport and is situated within easy walking distance of both Camden Town and Mornington Crescent Underground stations on the Northern Line, as well as two bus routes which pass along Delancey Street (274, C2) and other bus services which run along Camden High Street. The site has a PTAL rating of 6a (excellent).



Development Management Policy DM18 requires that developments provide the minimum necessary car parking provision. The existing development is car-capped, in accordance with Policy DM18.

It is anticipated that the use of existing spaces for residents will result in a lower frequency of vehicular movements than their use by current B1 occupiers, and therefore we conclude that 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 David Morris or Rachel Crick of this office.

Yours faithfully

DP9