

My Ref: DGR/LITHOS/13
Your Ref:

04 September 2013

Development Management
Planning & Regeneration
London Borough of Camden
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

By post and via email to planning@camden.gov.uk

Dear Sirs

LITHOS HOUSE, 307 FINCHLEY ROAD, LONDON, NW3 6EH – APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR A CHANGE OF USE FROM OFFICES (B1a) TO 21 FLATS (C3)

Please find enclosed with reference to Class J and Part N of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, an application as to whether prior approval is required for the change of use of the ground (part), 1st, 2nd and 3rd floors of the above property from offices to 21 flats.

The following is enclosed:

- Application Form;
- Site Location Plan (1095-BA-100);
- Existing Site Plan (1095-BA-101);
- Existing Ground Floor Plan (1095-BA-102);
- Existing 1st Floor Plan (1095-BA-103);
- Existing 2nd Floor Plan (1095-BA-104);
- Existing 3rd Floor Plan (1095-BA-105);
- Existing South Elevation (1095-BA-106);
- Existing East Elevation/Section (1095-BA-107);
- Existing North Elevation/Section (1095-BA-108);
- Existing West Elevation/Section (1095-BA-109);
- Proposed Site Plan (1095-BA-110);
- Proposed Ground Floor Plan (1095-BA-111);
- Proposed 1st Floor Plan (1095-BA-112);
- Proposed 2nd Floor Plan (1095-BA-113);
- Proposed 3rd Floor Plan (1095-BA-114);

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D Rose Planning Ltd
Planning and Development Advisers

- Proposed South Elevation (1095-BA-115) – no external changes proposed;
- Proposed East Elevation/Section (1095-BA-116) – no external changes proposed;
- Proposed North Elevation/Section (1095-BA-117) – no external changes proposed; and
- Proposed West Elevation/Section (1095-BA-118) – no external changes proposed.

I am aware that until October 2013, there is no fee for this type of application.

Context to this Application

The application site, contrary to its address, is located and accessed from Lithos Road.

The floor space subject to this application is lawfully in B1a use although it is currently vacant. The premises were last occupied (in part) in June of this year.

In recent times, planning permission and prior approval applications have been granted for residential use within the building but at this stage, they have not been implemented.

With reference to Class J of the Order, I can advise that the building is neither listed, nor a Scheduled Ancient Monument. It is also not located within a safety hazard area or a military explosives storage area.

Planning Considerations

As set out within the Order, the relevant matters for consideration when determining this application are transport and highways impact; contamination risk; and flood risk.

Transport and Highways Impact

The site has a PTAL rating of 6a, corresponding to an excellent level of accessibility by foot and public transport. It is located approximately 2 minutes walk from Finchley Road & Frognal London Overground station and around 5 minutes walk from Finchley Road LUL station. 3 bus routes are also served by a stop one minute from the site.

The office building currently accommodates 3 off-street car parking spaces. The proposed development would include the same level of provision, although it is anticipated that residents will seek to maximise the opportunities to travel by public transport. This is considered to be in accordance with the maximum car parking standards as set out within Appendix 2 of the Development Policies DPD.

It is further confirmed that the applicant is willing to sign a 'car free agreement' thereby waiving any right to on street residents' parking permits (unless for disabled use).

21 secure cycle spaces are to be provided for the proposed flats in accordance with the Development Plan standards and have been designed to comply with Camden's CPG2 (Transport). Spaces are available on each floor and are accessible by the lift.

It is considered that the existing B1a use (on an assumed theoretical ratio of 1 employee per 10sqm) would have the potential to lead to greater trip-generation than 21 flats.

On the basis of the above, it is therefore considered that the proposed development would not have an adverse transport and highways impact

Contamination

The land is not known to be contaminated and there are residential and community uses surrounding the application site.

Flood Risk

With reference to the Environment Agency's map, the property is not identified as being at risk from river or sea flooding. The development would also not contribute to an increased flood risk elsewhere.

Summary

The proposal entails the change of use of existing office floorspace to 21 flats (Use Class C3) without any external works. As demonstrated above, in my view, it would not give rise to impacts which would require the prior approval of the planning authority.

I look forward to your consideration of this application. If you have any queries in relation to the property or proposal, please do not hesitate to contact me as agent on behalf of the developer on DD 020 8248 3500 or via email on daniel@droseplanning.com.

Yours faithfully



Daniel Rose MTCP (Hons) MRTPI

Director

D ROSE PLANNING LTD

For and on Behalf of Carltone Limited (Applicant and Owner of the Property)

Enc.

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