

My Ref: DGR/PARKEND/13  
Your Ref:

15 August 2013

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

By email to [planning@camden.gov.uk](mailto:planning@camden.gov.uk) and for the attention of Mr David Peres Da Costa

Dear Sirs

**5-6 PARK END, LONDON, NW3 2SE – APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR A CHANGE OF USE FROM OFFICES (B1a) TO A SINGLE DWELLING HOUSE (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 above property to a single dwelling house.

The following is enclosed:

- Site Location Plan;
- Block Plan;
- Existing Ground Floor Plan;
- Existing 1<sup>st</sup> Floor Plan;
- Existing Rear and Front Elevations;
- Proposed Ground Floor Plan;
- Proposed 1<sup>st</sup> Floor Plan; and
- Proposed Rear and Front Elevations.

**Context to this Application**

The property is lawfully in B1a use and until the end of June 2013, it was let to a single office occupier. At the current time, the building is vacant.

There are no external works to be undertaken as part of this development.

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, which is located on a private road, has a PTAL rating of 4, corresponding to a good level of accessibility by foot and public transport. It is located approximately 2-3 minutes walk from the bus services at South End Green and Hampstead Heath London Overground station. Belsize Park LUL station is also within walking distance.

The office building currently accommodates 1 off-street car parking space (2.4m x 4.8m). The proposed development would include the same level of provision. This is considered to be in accordance with the maximum car parking standards as set out within Appendix 2 of the Development Policies DPD.

1 secure cycle space is also to be provided for the dwelling house in accordance with the Development Plan standards.

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 a single dwelling house.

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

Notwithstanding the above, with reference to planning decision reference: 2013/3600/P, it is understood that the London Borough of Camden would require the development to be 'car free' and for this obligation to be secured by a S106 agreement. In making this application, the applicant hereby agrees to enter into a suitably drafted agreement which it is understood would be prepared by Camden's Legal Department.

### Contamination

The land is not known to be contaminated and the adjoining property is currently within residential use. A medical surgery is also located in very close proximity to the application site. Contamination was not deemed to be a reason for refusing the previous prior approval application (2013/3600/P).

## 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. It is further noted that the London Borough of Camden determined that there were no flood risk grounds for refusing the previous prior approval application (2013/3600/P).

## **Summary**

The proposal entails the change of use of an existing office building to a single dwelling house 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 on DD 020 8248 3500 or via email on [daniel@droseplanning.com](mailto:daniel@droseplanning.com).

Yours faithfully



**Daniel Rose MTCP (Hons) MRTPI**

**Director**

**D ROSE PLANNING LTD**

**For and on Behalf of Mr Peter Graham (Applicant and Owner of the Property)**

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