



PLANNING STATEMENT REV A

CONVERSION OF EXISTING B1(a) OFFICE PREMISES INTO 13 NEW RESIDENTIAL UNITS
UNDER CLASS J OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2013



8-9 SPRING PLACE
LONDON
NW5 3ER

JUNE 2014

1. THE APPLICATION

- 1.1. Proposed conversion of existing B1(a) Office premises into 13No. C3 Dwelling units by way of Permitted Development Rights under Class J of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

2. LOCATION & BACKGROUND

- 2.1. The application is for a site on Spring Place, Kentish Town. The plot is approx 730m². Currently, the site contains a vacant office building and has been marketed to let as office premises for a number of months. The previous established use was B1(a), and was used as television production offices. The properties on Spring Place and the adjacent streets have a variety of forms and materiality with traditional detailing and construction. There is a mix of traditional Victorian buildings together with modern residential developments.
- 2.2. The site is not within a Conservation Area and there are no Listed buildings within the immediate vicinity. The site is positioned such that it is sandwiched between a tall 5 story brick built building with a gabled tower feature to the north-west. To the south-east is a new 7 storey residential development with a modern style and finish.
- 2.3. There have been alterations carried out to the original building by way of extending the ground and first floor to the front, side and rear, as well as the addition of the second floor, with further extensions to the rear. These alterations were carried out in 1963 and 1982 respectively, with no other significant alterations made since

3. PLANNING

3.1. Permitted Development Rights:

Following the recent amendment to the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, provision has been made under the new Class J, which allows change of use from class B1(a) Offices to class C3 Residential without the requirement for planning permission. The change of use is permitted should the scheme should not fall within the following criteria:

- a. The building is on article 1(6A land);
- b. The building was not used for a use falling within Class B1(a) immediately before 30th May 2013, or, if the building was not in use immediately before that date, when it was last in use;
- c. The use of the building falling within Class C3 (dwellinghouses) was begun after 30th May 2016;
- d. The site is or forms part of a military hazard area;

- e. The site is or forms part of a military explosives storage area;
- f. The building is a listed building or a scheduled monument.

It is confirmed that none of the above criteria apply to the proposed scheme, and as such Permitted Development Rights do apply.

It is also a requirement under the Order that the local planning authority should be notified by the developer of the impacts of the scheme under the following criteria:

- a. Transport and highway impacts of the development;
- b. Contamination risks on the site; and
- c. Flooding risks on the site.

3.2. Transport & Highways

The site is located in an area of good accessibility and is in close proximity to public transport with bus stops and train stations within walking distance. The site has a high PTAL rating of 4, which allows a good level of accessibility to public transport. A minimum of 13 cycle parking spaces will be provided on site for the residential units and is in line with Camden's Parking Standards as well as TfL cycle parking standards.

The site currently benefits from a secure vehicular access and off street parking along the frontage of Spring Place. This however will not be retained as part of the scheme, and instead the development will be car-free in line with council guidance and recommendations. This will ensure that the development will not give rise to any increase or change to the traffic volumes within the area.

As such, it is considered that the proposed change of use will not give rise to any negative transport or highways impacts.

3.3. Contamination

The proposed works to convert the building into residential usage will not affect the external structure, nor will it require any excavation or disturbance to the ground beneath the site. Furthermore, the site is not located within the definition of 'contaminated land' as described within Part 2A of the Environmental Protection Act 1990.

As such, it is considered that the proposed change of use will not give rise to any negative contaminated land impacts.

3.4. Flooding

A The site is not situated within a Flood Risk Zone and as such, it is considered that the proposed change of use will not give rise to any flooding impacts or require any flood mitigation techniques to be employed.

4. CONCLUSIONS

- 4.1. The proposal is seen to be a reasonable development on a plot of this scale. The change of use seeks to respect the existing building and create a viable internal arrangement. The scheme makes benefit of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 Class J. The proposal satisfies the relevant criteria as stated within the Order will not give rise to any adverse impacts on transport, highways, land contamination or flooding.
- 4.2. Thus, it is felt that the proposal at 8-9 Spring Place is of an acceptable standard and we look to receiving confirmation within the 56 days of receipt of the application that prior approval is not required, or that prior approval has been given.