

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

My reference:

Your reference:

8th May 2014

Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(AMENDMENT) (ENGLAND) ORDER 2013 – APPLICATION FOR PRIOR APPROVAL
(PART N)
1 WILMOT PLACE, LONDON NW1 9JS**

We are instructed by Apex Trader Ltd of 1-2 Wilmot Place, London NW1 9JS.

Please find attached the following documents in respect of this application for prior approval:

1. Application form for prior approval
2. Existing and proposed floor plans
3. Site plan showing the location of the property
4. Earlier Prior Approval decision notice dated 17th February 2014 (2013/8190/P)
5. Application fee for £80 made payable to the London Borough of Camden

Planning Context

The subject property is a mid-20th Century development that currently comprises ground floor offices in Use Class B1(a), with self-contained flats above. The property is not listed and is not in a Conservation Area.

No.1 Wilmot Place is one of a pair of properties within the same building. This application relates only to the ground floor offices at No.1 and not to the adjacent offices within the same building at No.2.

The proposal is to convert the existing offices to 5 No self-contained studio flats. The existing business would relocate to another suitable property, most likely within the London Borough of Camden.

Current Use

The current ground floor currently provides B1(a) office accommodation, with ancillary areas used as storage and kitchen areas.

Proposed Use

The proposed accommodation will see the provision of 5 x self-contained studio units, the size of each of which is set out on the attached floor plans of the proposed use (1:100 at A3). A schedule of areas to each unit is shown on the proposed drawing of the ground floor (reference 349/2SK/12).

There would be no material changes to the external appearance of the building.

The proposal improves the quality, size and outlook of the proposed units compared to the earlier approved application for 6 No units, which was granted prior approval for 6 x self-contained units on 17th February 2014 (2013/8190/P).

The accommodation would also allow for internal storage of at least 5No bicycles by way of Sheffield cycle stands.

Conditions

We understand from the General Permitted Development legislation that development is permitted subject to the condition that before beginning the development, the developer shall apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required as to:

- a) Transport and Highway Impacts
- b) Contamination Risks on the Site
- c) Flooding Risks

We set out below the reasons why we believe that this application should be granted:

a) Transport and Highway Impacts

The premises has no private off-street car parking but is very well-served by public transport, with a PTAL of 6a. The proposed units are all self-contained studio units and therefore not, in London Plan terms, family-sized dwellings.

A survey of likely traffic impact, conducted by Capital Traffic, to the existing office use was undertaken in respect of the earlier prior approval application (2013/8190/P) and with one fewer unit proposed in this case, it would have even less of a traffic impact than the earlier proposal for 6No units.

We would in any event be prepared to agree to a condition or restriction on the grant of prior approval restricting or prohibiting future residents (other than disabled 'Blue Badge' holders) from applying for on-street residents' parking permits, if this is thought to be necessary and appropriate.

Class J of the 2013 amendment to the GPDO allows for developers to seek a change of use without the need to apply for planning permission from B1(a) offices to C3 self-contained

residential use. This power derives from Section 60 of the Town and Country Planning Act 1990, which relates to development orders and states that:



“planning permission granted by a development order may be granted either unconditionally or subject to such conditions or limitations as may be specified in the order.”

There is an opportunity within the application for prior approval for the developer to offer, or the local planning authority to request, information relating to potential mitigation in respect of traffic and highways impact that might arise from the proposed change of use (paragraph N(7)). Accordingly, such potential constraints, conditions or limitations may be taken into account by the local planning authority in determining whether or not to grant prior approval.

Paragraph (10) requires the developer to carry out any development in accordance with the details approved by the local planning authority.

b) Contamination Risks on the Site

The proposed change of use will retain the existing building structure and it is not proposed to undertake any works that might expose or disturb any subterranean contaminants. The site has no potential contamination risks within the building; the CDM Planning Manager will prepare and action the appropriate risk management documentation.

c) Flooding Risks

We have checked flood risk for this site with the Environment Agency. The Agency has no flood risk data and the land is not in a flood zone. It has no information regarding reported incidents of flooding.

Consequently, we do not believe that any flood alleviation measures are required.

If you have any further queries in respect of these representations or require any further information to support or clarify matters set out herein, please contact me at david@drkplanning.co.uk or on 07711 672185.

Yours faithfully

A handwritten signature in black ink, appearing to read 'David Kemp', written over a horizontal line.

David Kemp BSc(Hons) PGDL MRICS Barrister
Director
DRK Planning Ltd