

29 September 2014 Our Ref: JCL/547  
Your Ref: 2014/6039

The Director of Culture and Environment  
Development Control Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Dear Sir

I am writing to establish whether prior approval is required for the conversion of the first, second, third and fourth floors of 8-12 Camden High Street from office use to residential use.

I have already sent under separate cover the necessary "existing" and "proposed" plans.

### **Written Description of the Proposed Development**

8-12 Camden High Street is currently in use for A1 retail on the ground floor, B1 offices on first to fourth floors inclusive and residential on a relatively new fifth floor. What is sought is the Council's agreement that change of use of the first to fourth floors is permitted development under the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 that prior approvals relating to highways, contamination and flooding is not required. A site location plan is attached. The proposed layout on each floor is to be identical. 2 one bedroom flats and 2 two bedroom flats are proposed on each floor making a total of 8 one bedroom flats and 8 two bedroom flats. No external alterations are proposed.

### **Plans and Supporting Documents**

As well as the plans referred to above a Transport Statement prepared by Transport Planning Associates (TPA) has also already been sent to you.

### **The Issues**

There is no risk of contamination because the existing building is to be retained. The site is not within a Flood Risk Zone and there is no prospect of flooding or history of flooding.

Concerning Highways issues the Transport Statement by TPA demonstrates that there is no highways issue which warrants the need for prior approval.

The site lies outside the area for Exemption where the permitted development rights provided for in the 2013 Order do not apply.

Yours faithfully

  
**Jeremy W Clark-Lowes MA (Cantab) FRICS**