

Supporting Statement

Unit F, 315 West End Lane, NW6 1RD
Russell Kane

Change of Use from B1 to C3

Where buildings are not on Article 1 (6a) land, is a Listed Building or Scheduled Ancient monument, or is or forms part of a safety hazard area or military explosives storage area, premises in B1(a) office use can change to C3 residential use, subject to prior approval covering flooding, highways and transport issues and contamination, under extended permitted development rights applying from 30 May 2013.

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01.00 Introduction

- .01 The existing property, Unit, F, 315 West End Lane, lies within the bounds of West End Green Conservation Area.
- .02 The building is all under the same ownership and is currently split into multiple units:
 - 1 x commercial unit on Ground Floor with separate entrance and shop front;
 - 5 x varying flats on the upper 3 storeys let on long leases, and;
 - the proposed site, around 20% of which is occupied by John Wood cars. The remainder of this space is unused.
- .03 The building is an end of terrace situated at the Northern end of West End Lane, with the property entrance to the rear of the tenement, accessed via West Cottages. To the Northern end of the property is a Chinese takeaway restaurant, to the West a pizza restaurant and to the rear, adjacent to the entrance, is a new residential development.
- .04 The applicant has engaged local architects who have extensive experience in the London residential sector and set a clear brief to the architects to ensure that the proposals are in keeping with the locality and do not constitute an inappropriate form of development while providing a high quality new residential unit.
- .05 The applicant and their architects have spent a number of months drawing up the proposals which form the basis of this application and have studied a range of options for the proposals in order to come to the current scheme. This process has ensured that the proposals are as unobtrusive and sympathetic to the locality as possible while providing a good standard of accommodation for the resultant unit.
- .06 The architects have also considered the further implications of UK Building Regulations to ensure that the application as proposed is fully compliant with contemporary requirements and will not necessitate any changes if granted when technical and production design is further undertaken.

02.00 Use

- .01 The existing 54m² unit, which is the subject of this application, is currently classed as B1.
- .02 Change of Use to B1 was granted on 17th September 2004.
- .03 Of the full 54m² area of the property, only 9.5m² is occupied and used by St. John's Wood Cars Ltd and only 1 person is employed in the property.
- .04 St. Johns Wood Cars Ltd hold a lease on the property which expires at the end of September 2014.
- .05 The proposal which is the subject of this Prior Notice is to convert the current 54m² of B1 office use to C3 residential use, creating an accessible, ground floor residential unit.

03.00 Policy Issues

- .01 Additional Change of Use permitted development rights allowing premises in B1 use to change to C3 residential use, subject to prior approval, were introduced so as to apply from 30 May 2013.
- .02 As above, the unit is currently classed as B1 office use and has been occupied as such since before 30th May 2013 to the present day.
- .03 The building is not a Listed Building or Scheduled Ancient monument, nor is it or does it form part of a safety hazard area or military explosives storage area.
- .04 The building is not on Article 1 (6a) land, as demonstrated below.

London Borough of Camden | Area for Exemption - Central Activities Zone
Permitted development rights for change of use from commercial to residential



Map I.15_London Borough of Camden
Central Activities Zone Area for Exemption for allowance of Permitted development
rights for change of use from commercial to residential

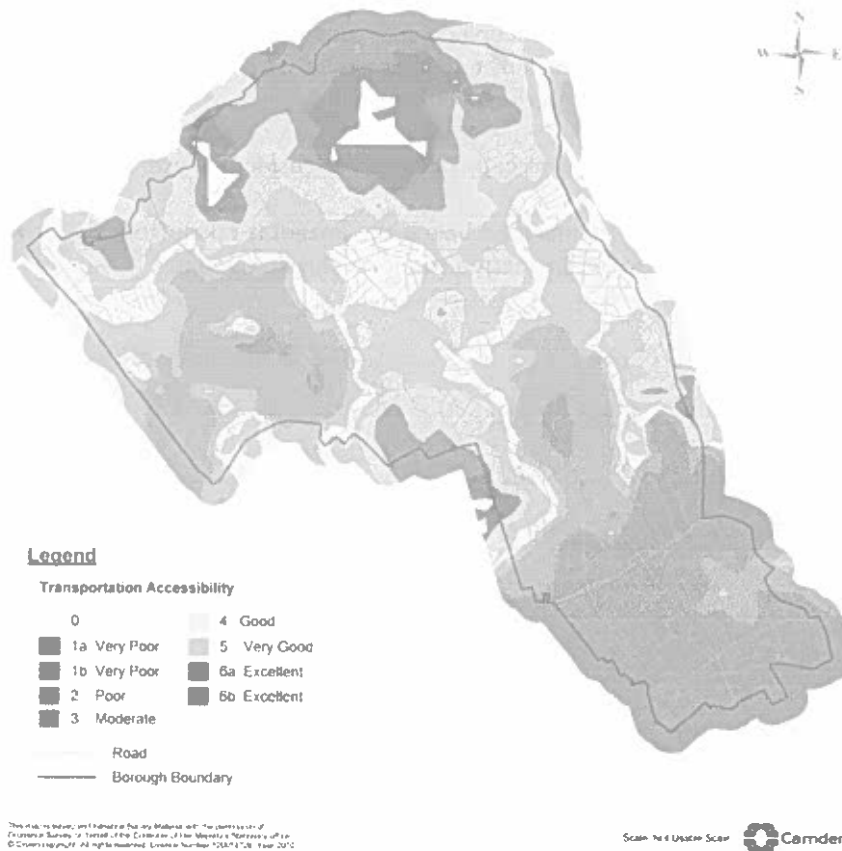
04.00 Pre-Application Consultation

- .01 On 23rd July the applicant's agents contacted the Duty Planning Service at London borough of Camden to clarify whether the scheme would be liable to the Community Infrastructure Levy (CIL), any Section 106 contributions and/or any other charges or levies.
- .02 The Planning Officer confirmed to the applicant's agents that Camden are generally in favour of new residential development and, while without having the benefit of assessing the individual merits or issues involved in this particular case, the application would likely be favourably received.
- .03 The agents were transferred to Zenab Haji-Ismail, Planning Officer at London Borough of Camden responsible for implementation of the mayoral CIL and Section 106 Legal Agreements.
- .04 Zenab Haji-Ismail confirmed that the project would not be liable for CIL because:
- There is no additional floor space being created (i.e. no extensions and all within an existing building) for a development, and;
 - The existing space has been in use within the last 3 years.
- .05 Zenab Haji-Ismail also confirmed that due to the limited size of the development (total internal area of 54m²) there would be no Section 106 contributions required by London Borough of Camden for this application for Change of Use.
- .06 On 6th August 2014 Rachel Miller, Duty Planning Officer at London Borough of Camden, confirmed the following:
- Class J, Part 3 Schedule 2 of the Town and Country Planning General Permitted Development Order 1995 (As Amended) would apply to this application for Change of Use;
 - The fact that the site lies within the West Green Conservation Area was inconsequential in respect to this application for Change of Use;
 - The site lies outside of the Central Activity Zone.
 - This application for Change of use from B1a (office) to C3 (residential) is subject to the Prior Approval procedure; and
 - The Local Authority is required to assess the application solely as under the following criteria, which are examined in more detail below:
 - .1] Transport and highways impacts of the development;
 - .2] Contamination risks on the site; and
 - .3] Flooding risks on the site.

05.00 Transport and Highways impacts

- .01 The application site is located within a level 6b designated area as indicated within Camden's published document *Public Transport Accessibility Levels*, as demonstrated below.

Public Transport Accessibility in Camden (PTAL)



- .02 The property is in easy walking distance of West Hampstead Interchange to the South, which provides a proliferation of underground, overground, national rail services and bus routes as well Finchley Road and Frognal underground station to the East. In addition there are numerous bus routes directly accessible on West End Lane.
- .03 As set out in the Camden Planning Guidance 8, Planning Obligations document (section 10, page 56), it is anticipated that the council will seek a unilateral undertaking to prevent and/or limit the provision of on-street parking permits for any new resident of a newly created C3 unit through this application.
- .04 The applicant accepts and encourages the council's policy to encourage use of other types of transport and reduce parking stress within the Borough and will be happy to enter into a suitable legal agreement to make the development car free or car capped, as is deemed appropriate.
- .05 Provision for bicycle storage is included within the scheme within an existing gated area, forming part of the application site.

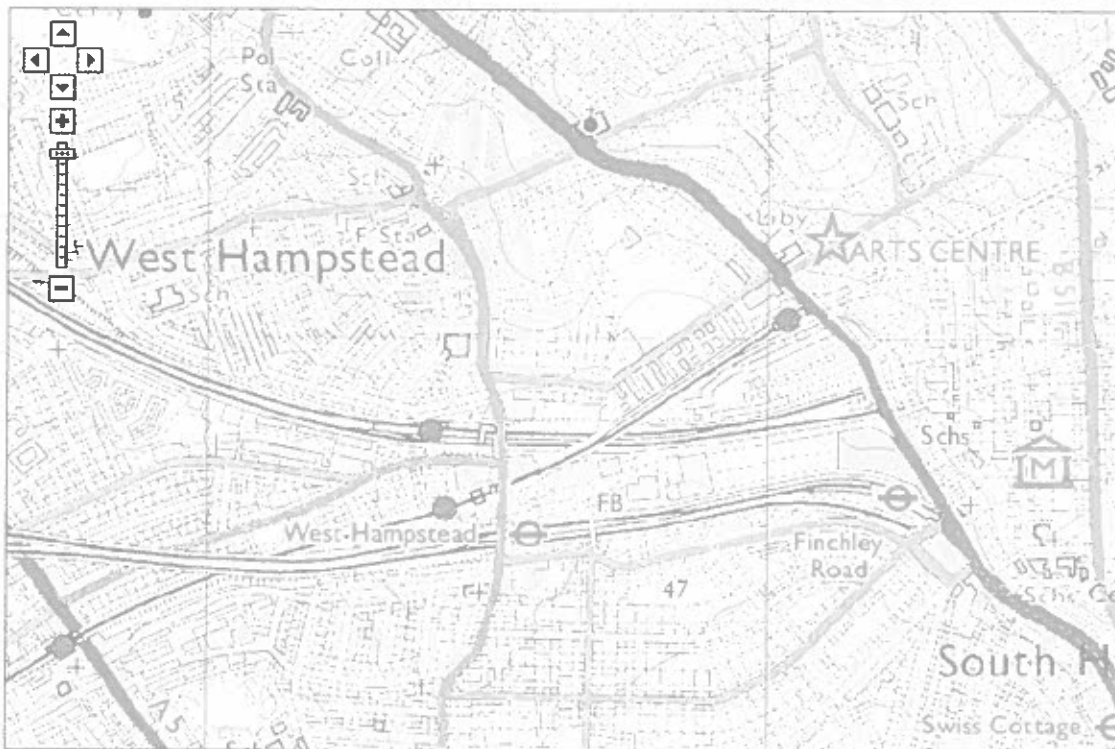
.06 Access to the site will remain as existing.

06.00 Contamination risk

- .01 The site is not subject to any contamination risk.
- .02 The property has been safely occupied and used as office accommodation for approximately 10 years without incident and there is no reason to suggest any problems with contamination predating this period.
- .03 The majority of the host building is already occupied as residential use.
- .04 The map below, (web reference included below the image) is taken from the Environment Agency website under the pollution section supports this statement.

Map of X: 525,641; Y: 184,921 at scale 1:10,000

Other maps ● Data search ● Text only version ●



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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http://maps.environment-agency.gov.uk/wiyby/wiybyController?lang=_e&topic=pollution&layer=default&ep=map&layerGroups=default&scale=11&x=525641&y=184921

07.00 Flood risk

- .01 There is low risk of flooding from surface water. The proposal will have no effect on this, however, as there will be no change in scale, amount or landscaping.

Risk of Flooding from Surface Water

Surface water flooding happens when rainwater does not drain away through the normal drainage systems or soaks into the ground, but lies on or flows over the ground instead.

The shading on the map shows the risk of flooding from surface water in this particular area.

Click on the map for a more detailed explanation.

Map of X: 525,641; Y: 184,921 at scale 1:10,000

Data search



Outlines in Blue - From 1 April 2012 Natural Resources Wales (NRW) will take over the responsibilities of the Environment Agency in Wales.
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Above: http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=ufmfsw&scale=11&ep=map&layerGroups=default&lang=_e&y=184921&x=525641#x=525641&y=184921&scale=11

Below: http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?lang=_e&topic=floodmap&layer=default&scale=11&x=525641&y=184921#x=525641&y=184921&scale=11

- .02 There is no risk of flooding from rivers and sea. The proposal will have no effect on this whatsoever.

Risk of Flooding from Rivers and Sea

River flooding happens when a river cannot cope with the amount of water draining into it from the surrounding land. Sea flooding happens when there are high tides and stormy conditions.

The shading on the map shows the risk of flooding from rivers and the sea in this particular area.

Click on the map for a more detailed explanation.

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08.00 Amount

- .01 The proposal requires no additional building and no external alterations.

09.00 Scale

- .01 There will be no change in scale.

10.00 Appearance

- .01 There will be no alterations to the external appearance of the building other than to replace, repair and redecorate the existing finishes and fixtures.

11.00 Layout

- .01 There will be very little difference to the current arrangement of the site other than minor internal alterations.
- .02 There will be no tangible effect on any surrounding properties by the implementation of the proposals.
- .03 There will be no change in terms of overshadowing.
- .04 The internal layout of the proposed apartment has been carefully considered so as to provide an efficient residential unit which exceeds the London Plan requirements.
- .05 The proposals will connect to existing surface and foul water drainage via existing terminals.

12.00 Landscaping

- .01 There will be no change to landscaping.

13.00 Conclusion

- .01 The proposals which form the basis of this application brings into use an underused property which is already well served with existing utilities, below ground drain connections and wider urban infrastructure back into productive, residential use within the bounds of the existing underused building fabric.
- .02 The proposal has been designed so as to ensure the only impact on adjacent buildings will be a positive enhancement of the immediate environment.

- .03 The will be no impact whatsoever from or to the development with respect to:
- Transport and highways;
 - Contamination risk, or;
 - Flooding risk.
- .04 The proposals which constitute this application have been well considered in terms of design and the relevant Local and National Planning Policies and culminate in the provision of a new, high quality ground floor flat which exceeds the London Plan requirements. As such, the application should be favourably received by the London Borough of Camden under provision of Class J, Part 3 Schedule 2, of GPPO, and be granted so as to form a useful addition to the borough's housing stock.

