

Reference: 1772.4-1

**By email**

Environment and Planning  
**London Borough of Camden**  
Town Hall Extension  
Argyle Street  
London  
WC1H 8NJ

26<sup>th</sup> August 2014

Dear Sir/Madam, Re: **Prior Approval Class J Change of use.**  
**Previous application: 2014/3684/P**  
**57 Bayham Place, London, NW1 0ET.**

57 Bayham Place is designated Use class B1(a). The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 allows permitted development rights under Class J subject to a determination that a prior approval of the following is not required:

- (a) transport and highways impacts of the development;
- (b) contamination risks on the site; and
- (c) flooding risks on the site.

It is clear that there would be no impact on transport and highways providing arrangements are made to restrict parking, there are no contamination risks and the site is not at risk of flooding. In this regard a Section 106 has already been agreed and endorsed and issued to your legal department. Unfortunately the endorsed S106 was lost in that department prompting the issue of an apology and a rejection notice by the planning department which had not received confirmation from the legal department by the due date. I enclose the email trail so that you can see what happened.

Accordingly we ask for your council's approval of prior application which had been approved in draft subject to the S106. See 2014/3684/P

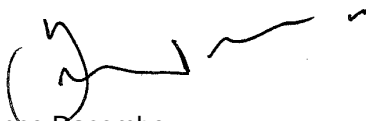
The essential facts are as follows:

The building is not on Article 1(6A) land  
The building is in use class B1(a) and was so before 30<sup>th</sup> May 2013  
The C3 use will be prior to 30<sup>th</sup> May 2016  
The site does not form part of a safety hazard area;  
The site does not form part of a military explosives storage area;  
The building is not a listed building or a scheduled monument.

Please find enclosed drawing numbers 1772-P-01 Location plan, 1772-P-02 Existing plans, 1772-P-03 proposed residential plans and pictures of the existing building. No fee is payable as that has already been paid in the previous application.

We look forward to your determination.

Yours faithfully,



Terence Dacombe  
+ Encs.  
Cc Horsey Lightly and Flynn

