

My Ref: DGR/338KHR/14
Your Ref:

25 November 2014

Development Management
Planning & Regeneration
London Borough of Camden
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

By email to planning@camden.gov.uk

Dear Sirs

338 KILBURN HIGH ROAD, LONDON, NW6 2QN – PRIOR NOTIFICATION APPLICATION FOR THE PROPOSED CHANGE OF USE FROM OFFICES (B1a) TO 3 FLATS (C3)

Please find enclosed with reference to Class J and Part N of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, prior notification application for the proposed change of use of the ground (entrance hall and stairs), 1st, 2nd and 3rd floors of the above property from offices to 3 flats (3 x 2 bedroom).

The following is enclosed:

- Application Form;
- CIL Questions;
- Site Location Plan;
- Existing Floor Plans; and
- Proposed Floor Plans.

A cheque in respect of the application fee of £80 has been sent directly to your offices.

Context to this Application

The floor space subject to this application was lawfully in B1a use on 30 May 2013 and this remains the case to the current date.

The application relates solely to the proposed change use and does not include external works. The ground floor retail unit (Use Class A1) is unaffected by the proposed development.

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Email: daniel@droseplanning.com

With reference to Class J of the Order, I can advise that the building is neither listed, nor a Scheduled Ancient Monument. It is also not located within a safety hazard area or a military explosives storage area.

Planning Considerations

As set out within the Order, the relevant matters for consideration when determining this application are transport and highways impact; contamination risk; and flood risk.

Transport and Highways Impact

The site has a PTAL rating of 6a, corresponding to an excellent level of accessibility by foot and public transport. The property is located 1 minute from Brondesbury London Overground Station and approximately 3 minutes by foot from Kilburn London Underground Station. There is a bus stop serving 5 routes within 100 metres of the site.

No off street car parking is provided and this is considered to accord with the maximum standards as well as encourage more sustainable modes of transport.

Given the continued presence of the Use Class A1 unit at ground floor level and the lack of alternative suitable options, it has not been possible to provide dedicated cycle storage on the application site. It is noted that there are public cycle stands on Kilburn High Road including by the Brondesbury Station.

It is further noted that the existing B1a use would have the potential to lead to greater trip-generation than 3 flats.

On the basis of the above, it is therefore considered that the proposed development would not have an adverse transport and highways impact.

Contamination

The land is not known to be contaminated and there are residential and other sensitive uses surrounding the application site.

Flood Risk

With reference to the Environment Agency's map, the property is not identified as being at risk from river or sea flooding. The development would also not contribute to an increased flood risk elsewhere.

Summary

The proposal entails the change of use of existing office floorspace to 3 flats (Use Class C3) without any external works. As demonstrated above, in my view, it would not give rise to impacts which would require planning permission from the local planning authority.

I look forward to your consideration of this application. If you have any queries in relation to the property or proposal, please do not hesitate to contact me as agent on behalf of the developer on DD 020 8248 3500 or via email on daniel@droseplanning.com.

Yours faithfully



Daniel Rose MTCP (Hons) MRTPI
Director
D ROSE PLANNING LTD
For and on Behalf of Mellview Ltd

Enc.