



Our Ref: A079557-25

1st December 2014

Development Management

Camden Council
2nd Floor, 5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

Dear Sir/Madam,

Yorkshire Prosperity PLC

75 Bayham Street, Camden, NW1 0AA

An application for GPDO Prior Approval Notification for the change of use from Office (Class B1 (a)) to Residential (Class C3) to form three dwellings on the first floor and second floor

On behalf of our client, Yorkshire Prosperity PLC, please find enclosed an application for prior approval notification under Class J of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 relating to the change of use from Office (Class B1 (a)) to Residential (Class C3) at the above address.

This proposal seeks change of use of the first and second floors from office use (Use Class B1a) to residential use (Use Class C3) to create two studio flats on the first floor level and a two-bedroom flat on the second floor.

As required, this application comprises the following documents:

- Completed application form, dated 1st December 2014;
- Site location plan showing the location and extent of the site;
- Floor plans showing the existing and proposed development;
- Extract from Environment Agency Flood Map;
- Contaminated Land Desk Based Assessment, prepared by WYG.

All documents and drawings have been submitted via email and post. The application fee cheque of £80 has been sent by post.

Introduction

Class J of the GPDO allows a change of use of a building and any curtilage to a use falling with Class C3 (dwellinghouses) to a use falling within Class B1 (a) (offices), subject to conditions. The application building is not located on Article 1(6) land. The site is not located within a safety hazard area or a military explosives storage area. The building is not a listed building or a scheduled monument. The building was in B1 (a) use immediately before 30th May 2013, and the use of the building as offices did not cease until June 2014. As such, the proposal therefore complies with the provisions of parts (a) to (f) inclusive as listed at sub paragraph J.1 of the Order.

This application relates to the first and second floor of the building only, as these floors are classified as Class B1 (a)



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(offices) and therefore benefit from permitted development rights. The GPDO attaches conditions, as set out at sub paragraph J.2, which require the developer to apply to the local planning authority for determination as to whether the prior approval of the authority will be required as to –

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

Each of the conditions is considered in turn below.

Transport and Highways

The application site is highly accessible and falls within an area with a Public Transport Accessibility Level (PTAL) of 6b (Excellent). The application site also lies within the Camden Town "highly accessible area" as defined in the Camden Core Strategy Key Diagram.

In terms of public transport provision, the site is accessible by mainline rail, Underground, bus and cycles. The nearest train station is Camden Road, approximately an 8-minute walk from the site, which offers London Overground services to Clapham Junction, Richmond and Stratford. Euston Station, which is approximately a 15-minute walk away, offers services to Manchester, Birmingham and Milton Keynes and access to the Northern and Victoria Line. King's Cross and St Pancras stations, a 20 minute walk from the site, offer services to Cambridge, Edinburgh, Leeds and Glasgow as well as international Eurostar services to Paris and Brussels and London Underground Piccadilly, Victoria, Northern, Circle, Hammersmith and City and Metropolitan lines. The nearest Underground stations are Camden Town and Mornington Crescent, both approximately 400 metres from the site and both on the Northern Line.

There are five bus stops along Bayham Street itself. The following bus routes serve the site; the no. 24 bus to Hampstead Heath and Pimlico, the no. 27 to Chalk Farm and Chiswick, the no. 31 to White City, the no. 88 to Clapham Common, the no. 134 to North Finchley and Tottenham Court Road, the no. 168 to Hampstead Heath and Old Kent Road, the no. 214 to Highgate Village and Moorgate, the no. 253 to Euston and Hackney Central, the no. 274 to Islington and Lancaster Gate and the C2 to Parliament Hill Fields and Victoria. There are also seven night bus routes which serve the site. The nearest Mayor of London/Barclays cycle hire docking station is on Greenland Road, which is a 3 minute walk from the site. There are a further five cycle hire docking stations within a 10-minute walk.

In terms of vehicle parking, it is considered that given the highly accessible location and Excellent PTAL of the site, the majority of residents would not be reliant on the use of a private car. As such, and in line with Camden Council policy, this proposal does not include resident parking provision. Furthermore, it is proposed that residents and their visitors will not be entitled to obtain on-street parking permits or visitor permits, resulting in a truly car-free development. The applicant will accept a condition which stipulates that the completed development remains car-free.

With regard to cycle parking, in line with the requirements of Appendix 2 of the Camden Council Development Policies, this proposal exceeds the target of a minimum of 1 cycle parking/storage space per unit and provides 2 no. Sheffield bicycle stands. The four bicycle parking spaces are to be internally located in the residential entrance lobby on the ground floor, as shown on accompanying drawing 1241-A01-20 P2. The applicant is open to discussions relating to ensuring the on-going provision and maintenance of the cycle spaces through a S106 agreement.

In relation to access to the site, pedestrian access is available via the front entrance on Bayham Street itself. There is no vehicular access to the site.



Contamination Risk

This application is accompanied by a contaminated land 'desk based assessment', produced by WYG Environment, and follows on from a contaminated land enquiry carried out by Camden Council. The accompanying contaminated land assessment concludes that the overall risk for the site is low, considering that the low presence of potential risk sources at the site and the limited significant pollutant pathways. There are no ground works necessary for the proposed change of use and as such, the risks associated with the proposals are considered to be low.

Flooding Risk

The flood maps provided by the Environment Agency demonstrate that the site lies outside of an identified flood zone. An extract from the Environment Agency's mapping facility is attached to this application. Furthermore, the application site is not identified as an area with the potential to be at risk of surface water flooding, as shown in map 5: "Surface Water Flood Risk Potential" of the Camden Core Strategy. The change of use from offices to residential will involve internal reconfiguration only. In light of this, there is no requirement to submit a Flood Risk Assessment for the proposed development.

Conclusion

In short, with regard to transport and highways, contamination and flood risk, this proposal meets the requirements of each condition as set out in sub paragraph J.2 of the Order. Consequently, we request that prior approval be allowed for the proposed works.

Yours Sincerely,



Alice Broomfield
Assistant Town Planner
For and on behalf of WYG