

DP3354/RPW/MW

25th November 2014

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Dear Sir/Madam

**258 BELSIZE ROAD, LONDON, NW6 4BT
PRIOR NOTIFICATION OF THE PROPOSED CHANGE OF USE**

On behalf of our client, we enclose a submission seeking a notice of prior approval for the conversion of the building at 258 Belsize Road from Class B1a office use to Class C3 residential. This prior notification application is submitted under the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

Paragraph N states that in order to determine if prior approval is required a developer must submit an application to a local authority which should be accompanied by:

- A written description of the proposed development;
- A plan indicating the site and showing the proposed development;
- The developer's contact address; and
- The developer's email address if the developer is content to receive communications electronically together with any fee required to be paid.

Please find enclosed the completed form, cover letter which includes a written description of the development, a site location plan, site plan and existing and proposed floor plans. In addition, we enclose an Environmental Risk Assessment (July 2014) and Intrusive Pre-Demolition Asbestos Assessment (August 2014) as well as information relating to the construction of the building, which took place in 1993.

The applicant is Oakenfield Enterprises Ltd and contact details are c/o DP9 Ltd. The correct application fee of £80.00 is also attached to this letter.

Background

This submission follows the grant of prior approval (ref: 2014/5880/P) which was granted 27th October 2014. The internal layout of the scheme has been revised to provide 34 residential units, which is an uplift of 2 units from the previously approved scheme.

The change of use will provide 34 new residential flats consisting of 16 studio apartments, 9 x 1 beds and 9 x 2 beds. The development will incorporate a shared bike store with 30 standard cycle spaces and an additional 6 lockers for folding bicycles. Refuse and general storage will be located at ground floor. The development will be car free.



The revised internal layout provides a better utilization of the space with an improved and more sustainable mix of accommodation. The Council have previously accepted that the proposed change of use of this building will have no unacceptable impact upon transport, flood risk or contamination.

In summary the change of use will provide 34 high quality residential units within a sustainable location. The principle of the change of use has previously been considered acceptable by Officers.

Prior Approval

The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 states that prior to beginning development, the developer must apply to the local planning authority to establish whether prior approval will be required in relation to:

- Transport and highways impacts of the development;
- Contamination risks on the site; and
- Flooding risks on the site.

The Officer's Report for application 2014/5880/P confirms that the previous application was supported by the Highway Officer subject to a S106 agreement for car free, construction management and Associated Highways works. The Applicant is happy to enter into a similar legal agreement for this revised internal layout, and it is therefore considered that the application is acceptable in highways terms.

With regard to flood risk, the Officer's report confirms that the Council records indicate that the property is not within a flood zone. The proposals are therefore acceptable in flood risk terms.

The Officer's report for the previous application stated that the Council's Environmental Health Officer confirmed that the details submitted adequately deal with possible contamination issues and there were no objections to the development. The same documents have been submitted with this application, which include an Environmental Risk Assessment which has been carried out by Earth & Marine Environmental Consultants, and a separate Asbestos Survey carried out by ESS (Southern) Ltd.

In addition, the Applicant owned the site at the time of the building construction in 1993, and therefore has full details of the design of the building, and the works and assessments which were undertaken at the time.

Accordingly, please find the enclosed documents:

- Drawing 259/02J Ground Floor Plan (includes details of drainage)
- Drawings 259/D.101A, 102A, and 103A Party Wall Details (details external fabric of the building)
- Structural Drawings 17134-14F (Piling Layout); 17134-16F (Foundation Layout); 17134-17F (Foundation Sections); 17134-18E (Ground Floor Plan)
- Site photographs of construction
- Soil Investigation Report, dated September 1993
- Archaeological Assessment, dated September 1993

This information contains a high level of detail on the construction of the building and provides a detailed understanding of the site in relation to the potential for contamination.

We trust that this prior notification request can be validated and progressed; however, if you would like to discuss any aspect of this submission please do not hesitate to contact Mel Wykes of this office.

Yours faithfully



Mel Wykes
Planner
DP9 Ltd