

Format Extend Ltd  
25 Lonsdale Road  
London  
NW6 6RAApplication Ref: **2015/0204/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

9 March 2015

Dear Sir/Madam

**DECISION**

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990  
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition J.2 of Schedule 2 Part 3 Class J of the Town and Country  
Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362  
and SI 2013 No. 1101)

Certificate of Lawfulness (Proposed) Prior Approval granted

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

**Address of the proposed development:****Unit 2  
118 - 122 Grafton Road  
London  
NW5 4BA****Description of the proposed development:**

Change of use from office (B1a) to residential (C3) to provide 3 bed flat at ground floor.



**Details approved by the local planning authority:**

Drawing Nos: LM-101; E-100; P-100 Rev B; Phase 1 Contamination Assessment Report (772466-REP-ENV-001) dated December 2014 and Asbestos Survey.

**Reason for approval:**

## Informative(s):

## 1 Reasons for granting permission.

The proposed change of use from (B1) offices to (C3) residential use is permitted under class J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The development would result in one additional unit and is unlikely to result in a material increase to traffic generated within the vicinity of the site, however, in accordance with policy DP18 the Council will seek to secure this unit as car free as it has a PTAL rating of 4 and is located within the Kentish Town West controlled parking zone (CA-L). It is therefore considered necessary to remove the occupier's ability to apply for parking permits by requiring the applicant to enter into a S106 legal agreement to ensure that the development is car free. The proposal does not appear to include any provision for cycle parking. A minimum of 2 covered, secure and fully enclosed cycle parking spaces would need to be provided in order to meet the minimum requirements of the London Plan. However, it is acknowledged that the provision of dedicated cycle parking facilities within the building could be difficult due to a lack of available space. The proposed plans suggest that 2 bicycles could potentially be stored in the hall. This would be acceptable on this occasion.

The site is not identified as being at risk of surface water flooding and no external works are proposed nor changes to internal floor levels.

A contamination report was submitted to demonstrate that the site is suitable for residential use. The report included a desk top study and a site investigation report along with an intrusive pre-demolition asbestos survey in accordance with HSG264. The reports were undertaken by qualified engineers and the qualitative risk assessment stated that there would be a low to moderate risk to site users. Notwithstanding the details provided, the proposal only relates to internal modifications to the building with no ground works. There would be no external amenity space provided for the proposed unit.

No objections have been received and the site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with chapters 4, 10 and 11 of the National Planning Policy Framework.

## 2 Any recommendations included in the Phase 1 Contamination Assessment Report must be adhered to in consultation with the Council. You are advised that the

London Borough of Camden offer an Enhanced Environmental Information Review available from the Contaminated Land Officer (who has access to the Council's historical land use data) on 020 7974 4444, or by email, <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-contaminated-land-officer.en>, and that this information can form the basis of a preliminary risk assessment. Further information is also available on the Council's Contaminated Land web pages at <http://www.camden.gov.uk/ccm/navigation/environment/pollution/contaminated-land/>, or from the Environment Agency at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Ed Watson  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: [www.camden.gov.uk/dmfeedback](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.