

Boyer Plannig
83 Blackfriars Road
London
SE1 8HAApplication Ref: **2015/0143/P**
Please ask for: **Neil Collins**
Telephone: 020 7974 **4215**

16 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:**242 Kentish Town Road
London
NW5 2AB****Description of the proposed development:**

Change of use of first floor from office (class B1) to 1 x 2 bed residential unit (class C3).

Details approved by the local planning authority:

Drawing Nos: Site Location Plan; EX-01-100

Reason for approval:

Informative(s):

- 1 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 2 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 is likely to result in a material increase / material change in the character of traffic generated within the vicinity of the site. 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. Due to the site constraints it is not possible to provide covered cycle storage space. The site is identified as being subject to a low risk of surface water flooding by way of the submitted Flood Risk Assessment and, as no external works are proposed and the proposed unit is located above ground level, it is considered that a flood risk assessment is not required in this instance. The site is not identified as falling within an area designated as contaminated land and therefore no issues are raised in this respect. Given that no external works are proposed it is considered that the proposal would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

8 neighbours were consulted, a site notice displayed and a public notice published in the local press. No objections have been received. The sites 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.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between

dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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.

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. We will use the information you give us to help improve our services.