

AR/CIR.M.0315

24th March 2015

Development Management
London Borough of Camden
6th Floor, Town Hall Extension
Argyle Street
London
WC1H 8ND

Dear Sirs

Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013
Application for Prior Approval for the change of use of part of second floor of premises from Use Class B1a to Residential (Use Class C3) at
Star House, 104/108 Grafton Road, London, NW5 4BA

Please find enclosed an application for Prior Approval under Part 3 Class J of the Town and Country Planning (General Permitted Development Order) 1995 for the change of use of part of the second floor of the above premises from Class B1(a) Offices to Residential Class C3 on behalf of our Client, Martin Slowe Properties Ltd.

As you will note from the enclosed illustrative plans listed below, it is proposed to convert the remainder of the second floor of the premises from Class B1a offices to a one bed studio flat and a two bed apartment.

Class J of Part 3 of the GPDO now allows for **'Development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Class Order from a use falling within Class B1(a) (offices) of that Schedule'** subject to the developer applying to the Local Planning Authority for a 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.

Accordingly, the principle of the proposed change of use and any loss of existing employment floorspace is deemed to be acceptable and this overrides any related development plan policies. The only issues to be considered are the stated technical issues which I address below.

Page | 1

Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT
T 01285 641717 F 01285 642348 www.pegasuspg.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | London | Manchester
Planning | Environmental | Urban Design | Landscape Design | Energy | Retail | Graphic Design | Consultation | Sustainability

Pegasus Group is a trading name of Pegasus Planning Group Limited [07277000] registered in England and Wales
Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT



Transport / Highways

The site is located within an established urban area and it is not considered that there are any potential impacts of the development with regard to transport and highways. The building would continue to be served off Grafton Road without the need for any improvements.

Contamination

It is not considered that there are any undue risks from contamination with regards to the residential use of the site given the current and existing use of the premises as offices.

Flooding

An examination of the Environment Agency Flood Maps shows that the site is located within Flood Zone 1 which is an area where flooding from rivers and seas is very unlikely. There is less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year.

Additionally, given that no external alterations are proposed, it is not considered that the proposals would have the potential of increasing the flood risk in the locality of the site.

It is also important to note that prior approval has been previously granted for the change of use of the remainder of the second floor and the third floor from Class B1a to Class C3 by the Council under application reference 2013/3603/P. This application will sit alongside that previously approved.

As you will note, no external alterations are proposed, however an illustrative floor plan has been produced to demonstrate how the premises could be adapted to allow for the conversion to a one bed studio flat and a two bed apartment on the second floor.

Enclosures

In support of this application for Prior Approval please find enclosed the following:-

- The relevant application forms duly signed and completed;
- Location Plan and Proposed Second Floor Uses Plan (ref: M.0315_SK06);
- Second Floor Indicative Layout Plan (ref: M.0315_SK07).

Also enclosed is a cheque to the sum of £80 which I understand is the relevant fee for this type of application.

I trust that the above and enclosed will allow Officers to issue the relevant approval. However, should you have any queries or require any further clarification please do not hesitate to contact me at the earliest opportunity.



Yours faithfully



Alex Robinson
Principal Heritage Planner



Enc

cc. Ian Redfern – Martin Slowe Properties Ltd (by email)