

**From:** Adam Black [mailto:adamblack1@icloud.com]  
**Sent:** 10 June 2015 16:17  
**To:** Planning  
**Cc:** Young, Tony; Vivers, Simon  
**Subject:** Re: 2014/7974/P - Prior approval for change of use 68A-74A Rochester Place NW1 9JX

Dear Sir/Madame,

Following advice from Simon Vivers I am now re-submitting my Prior Approval application for change of use from B1(a), (office) use, to C3, (residential) which was already previously approved by the council, (see approval granted by the council subject to section 106 prepared by Patricia Tavernier ([Patricia.Tavernier@camden.gov.uk](mailto:Patricia.Tavernier@camden.gov.uk)))

Counter-parties were not available at the time to counter-sign the section 106 so I have done as advised by the council and withdrawn the application until such time as I am able to get counter party signatures for the section 106 which I do believe can now happen.

Please see details of my re-submitted application below:

Three plans were requested to be part of the application and they are also attached:

1. internal existing
2. internal proposed
3. area plan 1:1250

I have also assessed the three factors that you take into consideration when approving an application:

1. Transport
2. Flooding
3. Contamination

## **Issue assessment**

### *1. Transport*

The Council granted approval of change of use subject to a section 106 confirming the change of use is car free, I have already agreed this and will do so again so no transport issues will arise in respect of this development.

### *2. Flood risk indicator*

Title number and property description

Title: Part of LN55158

First floor property sited at 68A to 74A Rochester Place, Camden NW1 9JX

Grid reference: X: 529079; Y: 184509

Flood risk

The land registered under the above title number is not effected by a significant flood risk

**The land is in an area that has a 'very low' chance of flooding according to the Environment Agency definition which means that each year, this area has a chance of flooding of less than 1 in 1000 (0.1%).**

This information was produced on 24/11/14 and is based on the Environment Agency's flood risk data and Flood Map for Planning and ignores the effect of any flood defences that may be in this area.

### *3. Contamination*

Title number and property description

Title: Part of LN55158

First floor property sited at 68A to 74A Rochester Place, Camden NW1 9JX

Grid reference: X: 529079; Y: 184509

**Based on the data available it is unlikely that the property would be determined to be contaminated land within the meaning of Section 78A(2) of Part 2A of the Environmental Protection Act 19902**

The Act defines "contaminated land" as "any land which appears to the local authority in whose area the land is situated to be in such a condition, by reason of substances in, on or under the land, that (a) significant harm is being caused or there is a significant possibility of such harm being caused; or (b) pollution of controlled waters is being, or is likely to be, caused".

In summary and following consultation with the Planning Department I again confirm that the conversion of the offices at 68A to 74A Rochester Place into flats will not adversely effect the three key issues you have asked me to review for Prior Approval consent. Subsequently I request that you please again approve a change of use of the units to residential usage.

For your information as far as I am aware the Freeholders to be included on the section 106 are: David Sims Photography Ltd, Swillingham and Spalding Ltd, Intrepid Ltd, MAP Ltd although I will check this for you with each company.

Thank you in advance.

I look forward to your response.

Best wishes

Adam

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