

PLANNING AND TRANSPORT STATEMENT

on the submission of

Notification for Prior Approval for a Proposed Change of Use
from Office Use (Class B1(a)) to a Dwellinghouse (Class C3) of

UNIT 7

APOLLO STUDIOS

CHARLTON KING'S ROAD

LONDON NW5 2SB

on behalf of the owner

ROD VOYCE

Revision A

Planning and Transport Statement

1. Introduction

This planning and transport statement is submitted in support of the proposal for the change of use of unit 7 Apollo Studios, Charlton King's Road, Kentish Town from B1 office use to C3 residential use. The proposal benefits from permitted development rights subject to the relevant considerations and is submitted in accordance with the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013. The current lawful use of the office is B1 use.

2. Site and Surrounding Area

Apollo Studios is a 4/5 storey building accessed via a narrow private drive of Charlton King's Road in Kentish Town. The site is located to the rear of properties fronting onto Torriano Avenue, Charlton King's Road and Leighton Road. Apollo Studios was originally a factory building but is now used for a mix of uses, predominantly residential and B1 office uses. The site is not in a Conservation Area.

The surrounding area is also predominantly residential with some B1 office uses, pubs and other local services on Brecknock Road. Kentish Town Road is the nearest public transport, shopping and service centre and is located approximately 700m from Apollo Studios.

3. Planning History and Use

Unit 7 Apollo Studios was originally part of Apollo Works – a building we understand was originally constructed as a piano factory. Planning application reference PL/8500159/R2 was granted on 2nd October 1985 allowing for the "Part redevelopment, part extension and part change of use for residential purposes and part refurbishment for light industrial purposes" of Apollo Works.

In February 2003 planning permission was granted for change of use of this unit 7 from B1 office (Use Class B1) to use as a language school (Class D1) and subject to condition: *"The premises shall be personal to Miss M Castro during the occupation and shall not enure for the benefit of the land. On her vacating the premises the use shall revert to the lawful use for B1 purposes."*

Also a planning application for change of use of Unit 7 from B1 to mixed use B1 and C3 (live work) was granted on 19/09/2006 (2006/3119/P). This planning consent was never implemented and as there was a condition requiring the development to begin within 3 years, the consent has now expired. Unit 7 has been used as an office unit since the owner - Rod Voyce - purchased it.

The currently extant and/or permitted uses of the 17 units are as follows:

Southstudio

| Unit | Use | Use Class | Permission no. | Date |
|------|-------------|-------------|----------------|------------|
| 1 | residential | C3 | 2014/0544/P | 18.03.2014 |
| 2 | residential | C3 | 2014/0544/P | 18.03.2014 |
| 3 | residential | C3 | PE9800038 | 12.06.1998 |
| 4 | offices | B1(a) | PE9800038 | 12.06.1998 |
| 5 | residential | C3 | 2014/0544/P | 18.03.2014 |
| 6 | live / work | sui generis | PL/9401452/R1 | 08.12.1994 |
| 7 | offices | B1(a) | | |
| 8 | residential | C3 | 2013/4190/P | 13.09.2013 |
| 9 | residential | C3 | 2013/4190/P | 13.09.2013 |
| 10 | live / work | sui generis | PE9900503 | 11.11.1999 |
| 11 | residential | C3 | 2014/0806/P | 31.03.2014 |
| 12 | residential | C3 | 2014/0806/P | 31.03.2014 |
| 13 | live / work | sui generis | 2005/1878/P | 07.07.2005 |
| 14 | offices | B1(a) | | |
| 15 | offices | B1(a) | | |
| 16 | residential | C3 | 2003/0524/P | 29.08.2003 |
| 17 | residential | C3 | | |

In summary, current and/or permitted uses comprise ten flat unit, three live/work units and four office units, one of which is subject of this application.

4. Proposed Development

It is proposed that the B1 office unit located on the ground floor is converted into a two bed self contained residential unit (C3). This will involve the construction of new stud walls, new kitchen, bathrooms and new flooring etc. The following drawings show the existing and proposed floor plans and sections:

- 049_001 Site Location Plan
- 049_002 Block Plan
- 049_100 Ground Floor Plan As Existing
- 049_101 First Floor Plan As Existing
- 049_200 Ground Floor Plan As Proposed
- 049_201 First Floor Plan As Proposed

5. Transport Impact and Facilities Statement

Apollo Studios has a small car park in the courtyard immediately adjacent to the building. The property benefits from use of these spaces on an unofficial “first come, first served” basis. This arrangement would continue for the residential units. Access is controlled by a security gate at the entrance from Charlton King’s Road. Cycle parking facilities are also provided within the car park.

Apollo Studios is well located for public transport and local services facilities. Distances to key public transport facilities are set out below and all these facilities are within 10 minutes walking time:

- Kentish Town Tube Station - 720m
- Kentish Town Train Station - 690m
- Bus Stop (route 390), Brecknock Road - 108m
- Bus Stop (route 393), Leighton Road - 333m
- Bus Stop (routes 134, 214, C2 and N20), Kentish Town Road - 690 / 720m

The conversion of the office into a residential unit will result in a significant reduction in the number of people travelling to and from the unit. Given the good public transport links, most trips to and from the units are likely to continue to be made by public transport or on foot. There will not be additional pressures created on public transport or car parking in the local area.

As noted above the area is predominantly residential and there are local services and facilities to meet the needs of local residents within easy walking distances:

- nearest local shops, Brecknock Road - 160m
- nearest doctors surgery - 490m
- nearest primary school - 370m
- nearest secondary school - 456m
- Post Office, Brecknock Road - 270m

Larger retail centres such as Camden, Oxford Street and Brent Cross are easily accessible by either bus or tube and rail services. Kentish Town Railway station provides regular services southbound to King's Cross international transport hub and northbound towards Hertfordshire and Bedfordshire.

Emergency service vehicles will continue to be able to access the building from Charlton King's Road entrance and there will be no structural changes required to the building.

6. Flooding and Contamination

There is no proposed new floor space or new development involved in this change of use. There will be no additional surface water drainage impacts. The site is not within an area identified as at risk of flooding by the Environment Agency and there will be no increased risk of flooding as a result of the proposal.

There are no contamination impacts as a result of this proposal.

7. Summary

Prior approval is sought for the change of use of Units 7 Apollo Studios from B1 office to C3 residential use. The office has been under-utilised towards the end of 2014 / beginning of 2015. It's use as a two bedroom residential unit will ensure it's fully utilised without detrimental impacts on transport, car parking or local services. Prior approval is therefore respectfully requested.

Issued by: Patrick Bankhead

Issued on: 28/07/2015