

ANTHONY KEEN

CHARTERED SURVEYOR

CHARTERED TOWN PLANNER

BARHAM COURT, TESTON, MAIDSTONE, KENT ME18 5BZ
TEL: (01622) 814640 FAX: (01622) 618601

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Director of Culture and Environment
Development Management
LONDON BOROUGH OF CAMDEN
2nd Floor
5 Pancras Square
LONDON N1C 4AG


Dear Sir

91 KINGSGATE ROAD, LONDON NW6

- 1 This is an application for prior approval under the provisions of paragraph 0.2 of Class O of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).
- 2 The property to which this application relates is the ground floor of 91 Kingsgate Road, London NW6, which is currently in use as offices under Class B1(a) of the Use Classes Order 1987.
- 3 The applicant, Roger La Borde, is the owner of the premises and wishes to convert the ground floor to a dwelling under Class 3 of the Use Classes Order 1987. Such a change of use is permitted development by virtue of Class O of Part 3 of Schedule 2 to the GPDO.
- 4 With respect to the limitations set out at paragraph O.1 of Class O, I can confirm that:
 - (a) the building is not on Article 2(5) land;
 - (b) the building (i.e. the ground floor) was in use for Class B1(a) offices on 29 May 2013;
 - (c) not relevant;
 - (d) the site does not form part of a safety hazard area;
 - (e) the site does not form part of a military explosives storage area;
 - (f) the building is not a listed building; and
 - (g) the building is not a scheduled monument.

- 5 Paragraph O.2 requires the developer, before beginning the development, to apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:
- . transport and highways impacts;
 - . contamination risks on the site; and
 - . flooding risks on the site.
- 6 The procedure for making applications for prior approval is set out at paragraph W of Part 3 of Schedule 2 to the GPDO. The information required to be provided in an application for prior approval is indicated at paragraph W(2).
- 7 *Paragraph W(2)(a)*
The proposal is to convert the ground-floor office at 91 Kingsgate Road into a one-bedroom flat. An entrance to the flat will be formed from the internal passageway that gives access to the existing upper flat. The flat will consist of the following accommodation:
- . living room (3.7m x 4.09m) facing the street;
 - . kitchen/dining area (3.8m x 4.0m);
 - . bedroom (3.04m x 3.56m) with en suite bathroom; and
 - . external patio (approximately 3.6m x 1.7m) accessed from the kitchen.
- 8 *Paragraph W(2)(b)*
I attach location plans at scales of 1:1250 and 1:500 showing the property edged in red and a floor plan at a scale of 1:50 showing the proposed layout of the flat.
- 9 *Paragraph W(2)(c)*
The developer's contact address is:
- Roger La Borde
87 Kingsgate Road
London NW6 4JY
Telephone: 0207 328 0491
- However, I am acting as the applicant's agent in this matter and should you have any queries, please contact me in the first instance.
- 10 The appropriate fee of £80 is attached.
- 11 I look forward to receiving a response from the Council in accordance with the procedure set out at paragraph W(11) of Part 3 of Schedule 2 to the GPDO.

Yours faithfully


ANTHONY R J KEEN

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