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Doc. Ref: A026/PA01/DOC01

Planning & Built Environment
London Borough of Camden
Camden Town Hall
Argyle Street
London
WC1H 8NJ

Project Ref: A026
Project Address: Highgate Business Centre, 33 Greenwood Place, London NW5

Dear Sir/Madam

**Application for Confirmation of Prior Approval for change of use at Highgate Business Centre,
33 Greenwood Place, London NW5**

To provide 30 residential units over first, second, third, fourth and fifth floors

This application seeks on behalf of the applicant Asiatic Carpets Limited prior approval from the London Borough of Camden to implement "Class J" of Schedule 2 of the Town and Country Planning (General Permitted Development) (GDPO) (Amended) (England) Order 2013.

Class J became put in to effect on 30th May 2013 and states the following:

Permitted development

J. 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 Classes Order from a use falling within Class B1(a) (offices) of that Schedule.

Development not permitted

J.1 Development is not permitted by Class J where—

- (A) the building is on article 1(6A) land;*
- (B) the building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order immediately before 30th May 2013 or, if the building was not in use immediately before that date, when it was last in use;*
- (C) the use of the building falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order was begun after 30th May 2016;*

- (D) the site is or forms part of a safety hazard area;*
- (E) the site is or forms part of a military explosives storage area;*
- (F) the building is a listed building or a scheduled monument.*

Conditions

J.2 Class J development is permitted subject to the condition that before beginning the development, the developer shall apply 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,*

and the provisions of paragraph N shall apply in relation to any such application.

Existing Building & Local Area

The applicants property Highgate Business Centre is a 6 storey late Victorian brick warehouse style building located in Greenwood Place off Highgate Road.

The building is orientated approximately north west / south-west with long primary elevations looking south west. The primary elevation to the north east looks toward Linton House. At ground level the building is accessed through a shared courtyard space. At the north end the ground level rises so that only 5 storeys are visible. The north elevation also bears a large brick chimney that makes the building a landmark in the local skyline.

The building is currently in commercial use throughout with business of various sizes and types.

The building is not within a conservation area. Nearby are the Dartmouth and Kentish Town Conservation areas. The building is not listed and there are no listed buildings in its locale.

The building is in the strategic viewing corridor from Kenwood House to St Paul's Cathedral in Central London.

The property is located within the Kentish Town Industrial Area and is a short distance to the Kentish Town Town Centre. Whilst being in the immediate vicinity of industrial type buildings there is a mixed use character to the area with varying community and leisure facilities making use of the buildings and significant residential areas to the north east across Highgate Road. This reflects the broader character of Kentish Town.

The property has very good access links to local public transport. All modes of Underground, Overground, and National Rail are within walking distance. The 2 routes of the London bus network are 2 minutes walk. Kentish Town Railway and Underground Station are approximately 0.3 miles south east of the application site. Gospel Oak Station is 0.5 miles north west. Both stations are on the Northern Line

Planning History

The property has a limited planning history with only a single application to replace windows and doors to the ground floor approved in 2005.

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2005/4079/P	Highgate Business Centre 33 Greenwood Place London NW5 1LB	Replacement and new windows and doors to north east and south east elevations at ground floor level of office.	FINAL DECISION	04-10-2005	Granted

The Proposals

It is proposed to change the use of the first, second, third, fourth and fifth floors to provide residential dwellings.

In total 30 units would be created including:

- 15no. 1-bed flats
- 10no. 2-bed flats
- 5no. 3-bed flats

The arrangement of the floors will be similar to each level with apartments arranged on single loaded common corridor.

No external works are proposed in this application.

Compliance with Class J

The proposals comply with all J.1 Conditions as below.

- (A) the building is on article 1(6A) land;

The property is not located on Article 1(6A) land

- (B) the building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order immediately before 30th May 2013 or, if the building was not in use immediately before that date, when it was last in use;

The building is currently in lawful use as Class B1(a) offices. If further evidence of this use is required lease agreements can be provided by the applicant

- (C) the use of the building falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order was begun after 30th May 2016;

This condition is not applicable yet

- (D) the site is or forms part of a safety hazard area;

The site is not nor forms part of a safety hazard area

(E) the site is or forms part of a military explosives storage area;

The site is not nor forms part of a military explosives storage area

(F) the building is a listed building or a scheduled monument.

The existing building is not listed nor is it a scheduled monument

Confirmation is required from the London Borough of Camden that prior approval is not required on J.2 Conditions including the transport and highways impact, contamination risks and flooding risks of the site.

Please find below information as required in accordance with Paragraph N of the GDPO.

(a) *written description of the proposed development;*

It is proposed to change the use of the first, second, third, fourth and fifth floors to provide residential dwellings. In total 30 units would be created including 15no. 1-bed flats, 10no. 2-bed flats, 5no. 3-bed flats. The arrangement of the floors will be similar to each level with apartments arranged on single loaded common corridor.

(b) *a plan indicating the site and showing the proposed development;*

Please find enclosed with this application a site location plan and existing and proposed internal layout plans

(c) *the developer's contact address;*

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OCC
105 Eade Road
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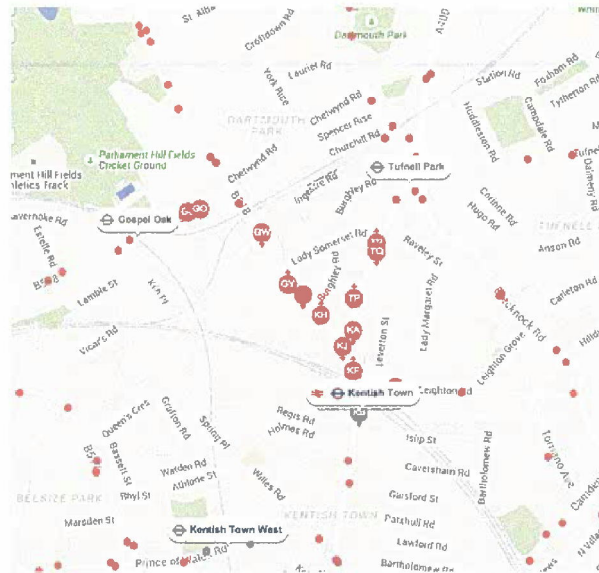
(d) *the developer's email address if the developer is content to receive communications electronically;*

Please direct all correspondence to the Developer's agent StateStudio Ltd.



Condition J.2 (A) - Transport & Highways Impact

The site has a very good PTAL rating of 6a. Easily accessible transport links are provided with the Northern Line at both Kentish Town and Gospel Oak Underground stations and buses north and south on Highgate Road.



Map showing local rail stations and bus stops (large blank red dot indicates site location)

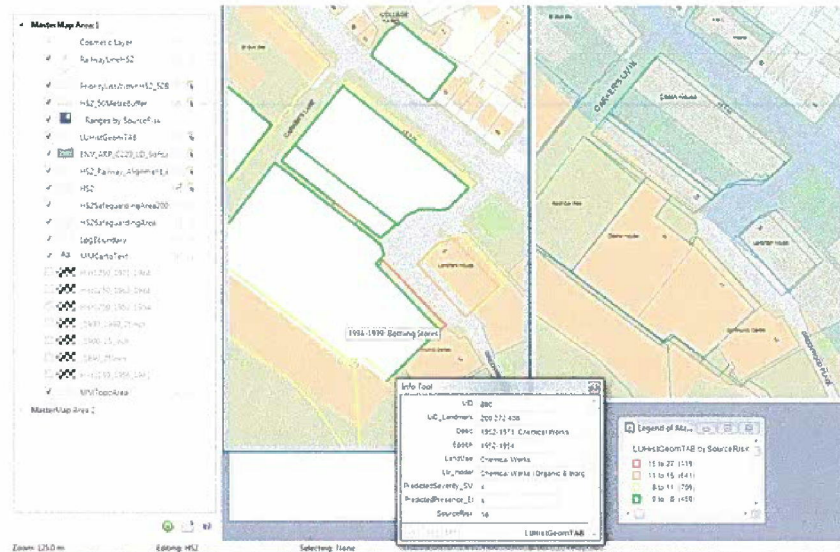
The high PTAL rating precludes that the site would be direct towards a car-free scheme with no parking provision required.

Due to the location of the building in relation to public transport it is expected that this will be the main form of transport required by future residents.

The integration of parking for cycles into the scheme could be agreed with applicant if it is deemed appropriate.

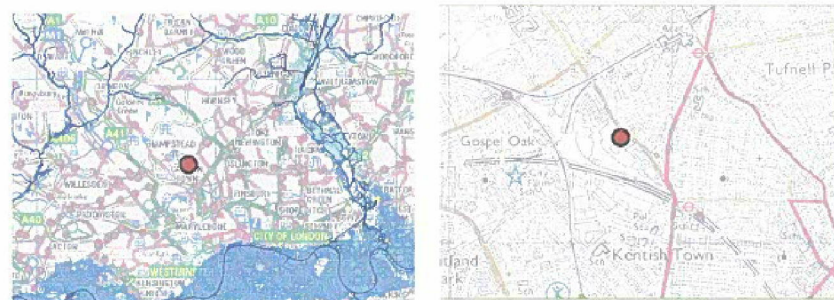
Condition J.2 (B) - Contaminated Land

We have contacted the Environmental Department and confirmed that the site is not considered as contaminated land.



Condition J.2 (C) – Flood Risk

We have reviewed the flood risk of the site on the Environment Agency's website and found it is not located in flood risk zone.



Maps from the Environment Agency showing flood zones to the City of London.

Conclusions

Generally it is concluded that the application and proposals meet with the requirements set out in "Class J" of Schedule 2 of the Town and Country Planning (General Permitted Development) (GDPO) (Amended) (England) Order 2013 as:

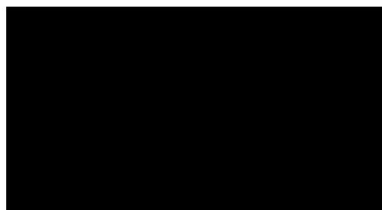
- The existing building is in lawful B1(a) office use
- The site is not in a flood risk area or on contaminated land
- It is considered that the nature of the traffic in and around the site will not materially change
- In total 30 units would be created including 15no. 1-bed flats, 10no. 2-bed flats, 5no. 3-bed flats spread over the first, second, third, fourth and fifth floors with the arrangement of the floors will be similar to each level

This conclusion infers that no prior approval is required to be granted by the council for the proposals.

Please do not hesitate to contact me should you require any further information as noted or have any queries regarding the proposals or the application.

We look forward to confirmation that prior approval is not required within 56 days.

Yours Faithfully



Jonathan Boyle BA (Hons) Dip Arch
Director
StateStudio Limited