



Development Management
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

20 August 2015

let.001.BF.S.23280001

Dear Sir/Madam

**PRIOR APPROVAL NOTIFICATION UNDER SCHEDULE 2, PART 3, CLASS O OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER (2015)
50-52 EVERS Holt STREET, LONDON**

We write on behalf of our client, Yew Stone Regeneration Limited, to apply under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 for prior approval for the change of use of the lower ground floor of the above site from offices (B1a) to residential (C3).

In accordance with the provisions of paragraph W (2) under Part 3 of the Order relating to the procedure for applications for prior approval, we enclose the following:

- A written description of the proposed development;
- Completed application forms; and
- Existing and proposed floor plan drawing (incorporating the site location plan).

We also enclose a cheque for £80 made payable to London Borough of Camden constituting the requisite planning application fee.

Site description

The site comprises the lower ground floor of 50-52 Eversholt Street, London, a three storey terrace currently comprising a double-fronted retail unit at ground floor and (B1(a)) floorspace at lower ground floor, first and second floor level.

The site achieves a PTAL rating of Level 6b and has excellent connectivity links being adjacent to Euston train, bus and underground station.

Proposed development

The proposal is for the change of use of the lower ground floor of the building from offices (B1(a)) to four residential studio flats. This would comprise internal works associated with the fit-out of the building for residential use. The building would be retained and no external works are proposed. Any subsequent external works would be subject to a separate planning application, if required.

The proposed layout of the lower ground floor is outlined on the accompanying drawing, also incorporating the site location plan.

Assessment

Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) grants development for:

“O. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of that Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule.”

Development is only permitted under Class O where:

- The building is not on article 1 (6A) land;
- The building has been in office use before 30 May 2013;
- The use of the building as C3 residential dwellinghouses will commence on or before 30 May 2016 and no later;
- The site is not part of a safety hazard area;
- The site is not part of a military explosives storage area; and
- The building is not listed or a scheduled monument.

We consider the proposed change of use to be permitted development as it is not restricted by any of the above criteria.

The applicant intends to implement the change of use as soon as prior approval is granted or confirmation is received that it is not required. The work will be completed prior to 30 May 2016.

Applications for prior approval are subject to the consideration of the impacts set out within Paragraph O.2 of the Order. The Order states that:

“Development under Class O is permitted subject to the condition that before beginning the development, the developer must 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.”*

This correspondence addresses each of the issues above and demonstrates that the proposal is acceptable.

Transport and highways

Access

The lower ground floor of the building is currently accessed from the building frontage on Eversholt Street. This access is maintained and no changes are proposed.

Parking

No off-street parking is currently available on the site and no additional parking is proposed. The site achieves a PTAL rating of Level 6b ‘Excellent’ and so it is considered to be an accessible and sustainable location for residential use.

Land contamination

The building does not have a history of uses that pose a risk of contamination. Further, no ground will be broken as a result of the scheme as this application relates to the conversion of the upper floors of the property.

Therefore there is no risk in terms of land contamination on the site.

Flood risk

The proposed change of use from office to residential would not materially increase the risk of flooding within neither the site nor the surrounding area. The site falls within Flood Zone 1 according to the Environment Agency’s Flood Risk Map for Planning and is not at any significant risk of flooding.

In light of the above, we believe it has been demonstrated that there is no conflict between the proposed change of use and the provisions of Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 and prior approval should be granted.

Yours faithfully

A handwritten signature in black ink, appearing to read 'B Frodsham', written over a horizontal line.

Ben Frodsham

Enc: As listed on page 1

cc: Mr R Wallis – Yew Stone Regeneration Limited C/O The Howse Wallis Partnership