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Planning Department
London Borough of Camden
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30 November 2015

Dear Sirs

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 - APPLICATION UNDER PART 3 CLASS M, CHANGE OF
USE FROM RETAIL (CLASS A1) TO RESIDENTIAL (CLASS C3) AT 112 MALDEN
ROAD, LONDON NW5 4BY**

Please find attached application for Prior Approval as referred to above.

The application comprises the following documents:

- Covering letter
- Completed Notification for Prior Approval Form
- Site Location Plan
- Existing and Proposed Floor Plans and Elevations
- Retail Impact Assessment
- Transport and Highways Assessment
- Groundsure Environmental Risk Assessment

Assessment of Class M criteria (a) – (g)

The proposal is considered to represent permitted development that satisfies the relevant criteria as follows:

- (a) The building has been a retail unit (Class A1) since the 1970s. It was not in active use on 20th March 2013 but was in use before this date. There have been no intervening alternative uses.
- (b) The building was granted planning permission for a new shop front in 1971 and must clearly have been granted consent for retail use prior to this. As such permission to use the building for a use falling within Class A1 has not been granted by Part 3.
- (c) The gross internal floor area of the existing building changing the use under Class M is 113m².
- (d) No other part of the building has changed use under Class M. The total floor space in the building to change use under Class M is 113m².
- (e) The development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point as is evident on the attached existing and proposed plans.

- (f) The development does not consist of demolition.
- (g) The building does not lie within:
 - A Conservation Area (article 2(3) land)
 - A site of special scientific interest
 - A safety hazard area
 - A military explosives storage area

The building is not a listed building nor a scheduled monument.

Conditions M.2

The proposal is considered to satisfy the relevant conditions as follows:

- (a) The transport and highways impacts of the development are assessed in the attached Transport and Highway Assessment. The assessment demonstrates that no adverse impact will arise from the proposed change of use.
- (b) The site is not considered at risk of contamination as evidenced in the attached Groundsure Environmental Risk Assessment .
- (c) The site lies within Environment Agency Flood Zone 1 and is not considered a risk of flooding as also evidenced in the attached Groundsure Environmental Risk Assessment.
- (d)(i) The retail unit has not been in active retail use for 8.5 of the last 10 years and there is no reasonable prospect of it being used to provide retail services. Notwithstanding this however, the attached Retail Impact Assessment considers the contribution the unit makes to the adequate provision of services in the locality and concludes that its loss would not have a negative impact.
- (d)(ii) It is recognised that the unit falls within the Queens Crescent Neighbourhood Centre. The Retail Impact Assessment considers the impact of the change of use on the sustainability of the shopping area and concludes that it will not have a negative impact.
- (e) The external appearance of the building will remain unchanged as is evident from the existing and proposed plans. The only building operations necessary to convert the building are internal works.

It is understood that the fee for the application is £80 which will be submitted electronically.

I look forward to receiving formal acknowledgement of the registration of the application.

Yours faithfully



Nigel Blazeby
Associate Planner

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