

DP3354/RPW/MW

7th March 2016

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Dear Sir/Madam

258 BELSIZE ROAD, LONDON, NW6 4BT
PRIOR NOTIFICATION OF THE PROPOSED CHANGE OF USE

On behalf of our client, we enclose a submission seeking a notice of prior approval for the conversion of the building at 258 Belsize Road from Class B1a office use to Class C3 residential. This prior notification application is submitted under the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

Paragraph N states that in order to determine if prior approval is required a developer must submit an application to a local authority which should be accompanied by:

- A written description of the proposed development;
- A plan indicating the site and showing the proposed development;
- The developer's contact address; and
- The developer's email address if the developer is content to receive communications electronically together with any fee required to be paid.

Please find enclosed the completed form, cover letter which includes a written description of the development, a site location plan, site plan and existing and proposed floor plans. In addition, we enclose an Environmental Risk Assessment (July 2014) and Intrusive Pre-Demolition Asbestos Assessment (August 2014) as well as information relating to the construction of the building, which took place in 1993.

The applicant is Oakenfield Enterprises Ltd and contact details are c/o DP9 Ltd. The correct application fee of £80.00 is also attached to this letter.

Background

This submission follows the grant of prior approval (ref: 2014/5880/P) which was granted 27th October 2014 and following approval (ref: 2014/7511/P) which was granted 29th January 2015.

This prior approval application seeks to amend the permitted unit mix and relocate the bicycle parking.

The overall number of apartments remains the same at 34, however the mix of units are now all 1 and 2 bed apartments, and there are no studio apartments in the scheme. The revised internal



layout provides a better utilization of the space with an improved and more sustainable mix of accommodation.

A new bicycle store is proposed within the basement, which will provide 36 spaces (34 plus 2 visitor). All spaces will be standard wall mounted racks. This replaces the previous provision of 30 standard cycle spaces and 6 lockers for folding bikes.

Refuse and general storage will be located at ground floor. The development will be car free.

The Council have previously accepted that the proposed change of use of this building will have no unacceptable impact upon transport, flood risk or contamination.

In summary the change of use will provide 34 high quality residential units within a sustainable location. The principle of the change of use has previously been considered acceptable by Officers.

Prior Approval

The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 states that prior to beginning development, the developer must apply to the local planning authority to establish whether prior approval will be required in relation to:

- Transport and highways impacts of the development;
- Contamination risks on the site; and
- Flooding risks on the site.

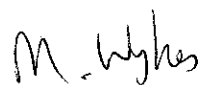
The Officer's Report for application 2014/5880/P confirms that the previous application was supported by the Highway Officer subject to a S106 agreement for car free, construction management and Associated Highways works. The Applicant is happy to enter into a similar legal agreement for this revised internal layout, and it is therefore considered that the application is acceptable in highways terms.

With regard to flood risk, the Officer's report confirms that the Council records indicate that the property is not within a flood zone. The proposals are therefore acceptable in flood risk terms.

The Officer's report for the previous application stated that the Council's Environmental Health Officer confirmed that the details submitted adequately deal with possible contamination issues and there were no objections to the development. The same documents have been submitted with this application, which include an Environmental Risk Assessment which has been carried out by Earth & Marine Environmental Consultants, and a separate Asbestos Survey carried out by ESS (Southern) Ltd.

We trust that this prior notification request can be validated and progressed; however, if you would like to discuss any aspect of this submission please do not hesitate to contact Mel Wykes of this office.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M. Wykes'.

Mel Wykes
Associate
DP9 Ltd