

Cover Letter 11C-01 – 118 Boundary Rd

19th May 2016

Head of Planning
Development Management
London Borough of Camden
5 Pancras Square
London
N1C 4AG

By email

TO WHOM IT MAY CONCERN

STARC-ARCHITECTS have been appointed by Sunshine Properties Limited to prepare and submit an application for the change of use of the ground floor unit of 118 Boundary Rd, London, NW8 0RH from their existing B1a office Use Class to a C3 residential Use Class.

This letter provides written description of the proposed development as required by legislation and demonstrates that prior approval is not required.

Submitted alongside this application are:

- Location Plan, 1:250@A4
- Existing Plan, 1:50@A3
- Proposed Plan, 1:50@A3

APPLICATION PROPOSAL

Current Use

The ground floor of 118 Boundary Rd has been in active B1a use in recent years with its space being occupied throughout.

Proposed Use

We propose to convert the ground floor commercial unit to provide 1 private residential unit.

Camden granted prior approval on a similar consent for change of use by permitted development at 112 Boundary Road (2014/4558/P) and 116 Boundary Road (2016/1200/P).

Prior Approval Conditions:

This submission should be treated as a Class O permitted development notification under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015. Class O of the order states that *'Development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order from a use falling within Class B1(a) (offices) of that Schedule'* should be considered permitted development subject to confirmation that the building is eligible and that the prior approval of the local authority is not required in relation to matters of transport and highways, contamination and flood risk.

39 Bear Lane, London, SE1 0UH

STARC-ARCHITECTS LLP.

Registered in England. Company registration No: OC378221. VAT registration No: 163 169 113.

The ground floor unit of 118 Boundary Rd is eligible for this prior approval procedure as it is not on Article 1(6a) land, it is not listed nor a scheduled ancient monument and does not form part of a safety hazard area or military explosives storage area.

To demonstrate that the proposed change of use would not result in any undue impact upon transport and highways, contamination and flood risk, each is covered below.

Transport and Highways

The site is within easy access of excellent public transport. South Hampstead, Kilburn High Road and Kilburn Park stations are within 5 minutes' walk. There is also good access to the many bus routes on the nearby Abbey Road, Maida Vale and Belsize Road. The site has a PTAL rating of 6B. The proposed residential unit will be offered on a 'car-free' basis.

Site Flood Risk

The site is located in Flood Zone 1, which has less than a 1 in 1000 annual probability of river or sea flooding. The proposed change of use does not involve a basement or excavation and will not have any adverse impact nor create any risk requiring mitigation.

Site Contamination Risk

No ground work is required as a result of this proposed development. Any internal sources of contamination uncovered during development works will be managed in line with appropriate regulations. As such it is not considered that there are any contamination implications that would prevent the building's change of use to Use class C3.

Impacts of Noise from Commercial Premises

There are no commercial premises within the immediate vicinity of the site which would have any noise impact on the intended occupiers of the development.

It has been demonstrated that the building is eligible for this prior approval procedure and that it complies with the conditions specified in relation to Class O permitted development under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015. We therefore respectfully request that a notification stating that prior approval for the proposed development is not required so that the building can be converted for C3 residential use under permitted development rights.

Payment will be made as soon as we receive a reference number. Should you have any questions or require further information, please do not hesitate to contact me.

Your sincerely



Silke Trimbom

Partner

STARC-ARCHITECTS

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