



GROSVENOR SQUARE ESTATES LTD

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Director of Planning
London Borough of Camden
Town Hall, Judd Street
London WC1H 9JE

12 July 2016

Dear Sirs

246 Belsize Road London NW6 4BT - basement storage unit - "the building"

This is an application under The Town and Country Planning (General Permitted Development)(England) Order 295 for development consisting of a change of use of the building from storage use to dwelling house.

As detailed in Schedule 2, Part 3, P.2, development is permitted subject to the condition that before beginning the development, the developer must provide the following information.

(a) I can confirm that the building was used solely for storage on 19th March 2014 and was used solely for storage "for a period of at least 4 years before the date of development".

The following evidence is provided (attached):

(VOA record (ref 99034024610066) demonstrates the building to be solely in storage use on "19th March 2014"
(VOA record (ref 006800000200012) demonstrates the building to have been solely in storage use at 1 April 2005 and at 1 April 2010, which is "for a period of at least 4 years before the date of development"

(b) Prior approval of the authority is not required as:

(i) There are no impacts of air quality on the intended occupiers as this is a predominantly residential area with nearby basements and upper floors in long-term residential use.

(ii) There are no transport and highways impacts of the development as the applicant is willing to enter into a permit free agreement, a copy of which is attached. Cycle storage is already provided in the vault space.

(iii) The attached reports from Nova Asbestos Surveys Limited and Geotechnical Limited confirm that there are no contamination or asbestos risks relating to the building.

(iv) The Zone 1 site is considered to be at very low risk of surface water flooding according to the Environment Agency, with less than 1/1000 (0.1%) chance.

(v) There are no noise impacts of the development as this is a predominantly residential area with nearby basements and upper floors in long-term residential use.

(vi) The building is not located in an industrial or storage area. As this is a predominantly residential area with most properties in long-term residential use there will not be adverse impact on the sustainability of industrial or storage businesses were this development to be permitted.

Please contact us if you require any clarifications.

Yours faithfully

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