

GSE  
64A Canfield Gardens  
London  
NW6 3EB

Application Ref: **2016/3995/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

19 September 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### **GPDO Prior Approval Class P Change of use of B8 to C3 Granted Subject to a Section 106 Legal Agreement**

Address:  
**246 Belsize Road**  
**London**  
**NW6 4BT**

Proposal:

Change of use of basement floor from storage (B8) to studio flat (C3)

Drawing Nos: Site Plan; Cover Letter from Grosvenor Square Estates dated 12 July 2016; 246 Belsize Road NW6 4BT Existing & Proposed Basement Plan; 246 Belsize Road NW6 4BT Proposed Basement Plan with cycle storage; VOA Property Valuation 2005; VOA Property Valuation 2010; VOA Property Valuation 2014; Asbestos Survey Report dated 10/05/2016 (prepared by Nova); Phase 1 Environmental Desk Study 246 Belsize Road dated May 2016 (prepared by Earth Environmental & Geotechnical); Groundsure Enviro Insight dated 16 May 2016 ref GS-2981685 (prepared by Groundsure); Groundsure Enviro Insight dated 16 May 2016 ref GS-2981686 (prepared by Groundsure)

**Reason for approval:** The change of use from storage (Class B8) to studio flat (Class C3) is permitted under Schedule 2, Part 3, Class P of the Town and Country Planning (General Permitted Development) Order 2015, subject to conditions.

The Council has considered your application and decided to grant permission subject to the following condition(s):



- 1 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise and vibration.

- 2 At least 28 days before development commences:
  - (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; and
  - (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.  
The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the

Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

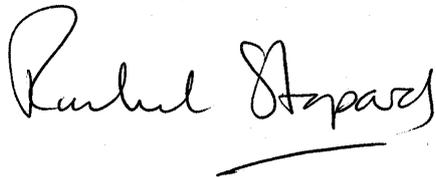
- 4 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 5 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities