



GROSVENOR SQUARE ESTATES LTD

Property Management

64A Canfield Gardens
London NW6 3EB

Tel: 020 7625 5000
office@grosvenor-square-estates.com

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

20 December 2016

Dear Sirs

2 Hermit Place, rear of 246 Belsize Road London NW6 4BT – ground floor 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.

So that the application can be registered and validated without delay, I enclose with this application letter the Planning Portal Notification B8/C3 form, site and property plans, and a cheque for £80 to cover the fee. I have also emailed this information to you along with the detailed reports and appendices.

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.

VOA record (ref 00680000210009) of the 2010 rating list demonstrates the building to be solely in storage use on "19th March 2014" (attached):

We confirm that the current owner purchased the building in November 2011 and it has been solely in storage use and no other use since that date. We are also aware that the former owner of the property, Mr Hood, confirmed to the current owner that for many years the property was used for vintage car storage, thereby qualifying "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 mews properties / upper floors in long-term residential use. The ground at lower levels of the



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building is entirely concrete encased, however a soil sample was taken to confirm the contamination study (see (iii)).

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

(iii) The reports (sent by email) from Nova Asbestos Surveys Limited and Geotechnical Limited confirm that there are no contamination or asbestos risks relating to the building. Confirmation is provided in the analysis of the soil beneath the property.

(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. The unit is located on the first floor.

(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.

Yours faithfully

GROSVENOR SQUARE ESTATES LTD