

DGW Planning  
Welland House  
1 The Green  
Weston by Welland  
Market Harborough  
LE16 8HS

Application Ref: **2016/6830/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

7 February 2017

Dear Sir/Madam

## DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990  
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition O.2 of Schedule 2 Part 3 Class O of the Town and Country  
Planning (General Permitted Development) (England) Order 2015

Certificate of Lawfulness (Proposed) Prior Approval granted

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

### Address of the proposed development:

**1 & 2 Palace Court  
250 Finchley Road  
London  
NW3 6DN**

### Description of the proposed development:

Change of use of ground floor from office (Class B1a) to residential (Class C3) to provide  
3x 1 bedroom self-contained flats



**Details approved by the local planning authority:**

Drawing Nos: 269\_001\_RevA; 299\_SK\_010\_RevA; 299\_SK\_100\_RevC; Cover Letter dated 09 December 2016

**Reason for approval:**

- 1 The change from office (B1) to 3x self-contained flats (Class C3) is permitted under (Class O) of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.

**Informative(s):**

- 1 Reasons for granting prior approval:

The proposed change of use from (B1) offices to (C3) residential use to provide 3x1 bedroom flats is permitted under Class O of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 which came into force on the 15th April 2015. The development is likely to result in a material increase/ material change in the character of traffic generated in the vicinity of the site. It is therefore considered necessary to remove the occupier's ability to apply for parking permits by requiring the applicant to enter a S106 legal agreement to ensure that the development is car free.

The site is not identified as falling within a flood risk area and therefore a flood risk assessment was not required in determining the application. However, the site was identified by the Council's Environmental Health Department as potentially being contaminated land. Due to this, a condition will be attached to secure details on ground investigation and subsequent remediation work should contaminants be found.

Given that no external works are proposed, it is not considered that the proposal would significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

69 neighbours were consulted and a site notice was also displayed in close proximity to the application. No objections or comments were received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with chapters 4, 10 and 11 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 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).

- 4 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 020 7974 4444 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.
- 5 A Pre-Demolition Asbestos Survey may be required to be carried out before the refurbishment commences.

If so, the developer must provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to the LPA and must be approved prior to commencement of the development. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.

- 6 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.
- 7 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £8,220 (164.4sqm x £50) for the Mayor's CIL and £82,200 (164.4.sqm x £500) for the Camden CIL.

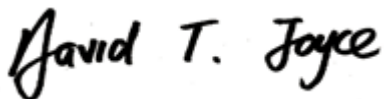
The amount is based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to

indexation in line with the construction costs index.

- 8 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>.
- 9 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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



David Joyce  
Executive Director Supporting Communities

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: [www.camden.gov.uk/dmfeedback](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.