

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		26/04/2018	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Stuart Clapham				2018/0944/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
246 - 248 Kentish Town Road London NW5 2BS				Existing: 417.07/PLA01 (includes Site Location Plan), Proposed: 417.07/PLA02			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Change of use of first floor from financial and professional services (Class A2) to dwellinghouse (Class C3).							
<b>Recommendation(s):</b>		Grant Prior Approval					
<b>Application Type:</b>		GPDO Prior Approval Class IA change of use of A1/A2 to C3					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified		No. of responses		No. of objections	
				00		00	
				No. electronic		00	
<b>Summary of consultation responses:</b>		A site notice was displayed from 09/03/2018 to 30/03/2018. No objections were received.					
<b>Kentish Town Neighbourhood Forum</b>		The Kentish Town Neighbourhood Forum was consulted. No response was received.					

## Site Description

The site is the first floor of 246-248 Kentish Town Road, the last use of which was ancillary offices pertaining to a former bank branch. The site is located along the primary retail frontage of Kentish Town Town Centre. The first floor is currently accessed through the ground floor A2 premises, however the building has a secondary staircase accessed through a side entrance which provides access to the existing flat on the second floor.

## Relevant History

233 Kentish Town Road

2015/4860/P Change of use from offices (Class B1a) at 1st and 2nd floor levels to residential use (Class C3) to provide 4 self-contained flats (2 x 1 bed, 2 x 2 bed). Granted Prior approval subject to Section 106 Legal agreement 16/10/2015

309 Kentish Town Road

2015/2735/P Change of use of upper floors of building from office use (Class B1a) to residential use (Class C3), and four storey rear extension and mansard roof extension, to allow the creation of 3 no. self-contained studio flats and 1 no. self-contained 2-bed flat. Full planning permission Granted Subject to a Section 106 Legal Agreement 14/10/2015

224-228 Kentish Town Road

2015/1081/P Change of use to first and second floors above shops (Class A1/A2) to 4 self-contained residential flats (1x1 bed; 2x2 bed; 1x3 bed) (Class C3) and creation of waste and cycle storage. Full Planning Permission Granted Subject to a Section 106 Legal Agreement 02/03/2016

242 Kentish Town Road

2015/0143/P Change of use of first floor from office (class B1) to 1 x 2 bed residential unit (class C3). Granted Prior approval subject to Section 106 Legal agreement 16/03/2015

174 - 178 Kentish Town Road

2014/6171/P Change of use of 1st and 2nd floors levels from office (Class B1a ) to 13 x residential units (Class C3). Granted Prior approval subject to Section 106 Legal agreement 24/11/2014

148 Kentish Town Road

2014/3449/P Change of use from financial and professional (Class A2) to residential (Class C3) use at first floor level to provide a studio flat. Granted Prior Approval 16/07/2014

## Relevant policies

**National Planning Policy Framework 2012**

**London Plan 2016**

**London Borough of Camden Local Plan 2017**

**Policy T2 (Car free development)**

**Policy TC2 (Camden's centres and other shopping areas)**

**Policy CC3 (Water and flooding)**

## Assessment

The application seeks prior approval for the change of use of the first floor of the premises from A2 to C3 use.

The GDPO permits the council to consider only matters of a) transport and highways impacts of the development; b) contamination risks on the site; c) flooding risks on the site; d) desirability of change to a use falling within Class C3 having regard to the impact of the change of use on adequate provision of services and the sustainability of the shopping area; and d) the design or external appearance of the building;

### Transport impacts

Policy T2 requires that all new housing development in the borough is designated as car-free in order to manage the impact of new development on the transport network. As such, the change of use of the first floor from A2 space to a new dwelling would only be considered acceptable where the applicant enters into a legal agreement designating the new dwelling as car free.

### Flood risks

The building is not located in a flood risk zone or an area of potential land contamination.

### Town centre uses

The conversion of non-ground floor units within town centres to housing is acceptable on given that the ground floor unit retains sufficient floor space to be viable for continued A2 use. No changes are proposed to the design or external appearance of the building as part of this application.

As such, this application accords with Local Plan policies T2, TC2 and CC3 of the London Borough of Camden Local Plan 2017. The application is also in general accordance with the London Plan 2016 and the National Planning Policy Framework 2012.