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Planning Potential  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU

Application Ref: **2018/1961/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 2188

21 June 2018

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 PA.2 of Schedule 2 Part 3 Class PA of the Town and Country  
Planning (General Permitted Development) Order 2015 (as amended 2016)

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:

35A Broadhurst Gardens  
London  
NW6 3QT

#### Description of the proposed development:

Change of use from a recording studio (B1c light industrial use) to residential (C3 use)  
comprising 1x2 bedroom flat with off-street parking.

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



Drawing Nos: 007.001.E REV 00, 007.100.E REV 06, 007.100.P1 REV 04, Statement of Use (Planning Potential). Letter from P Walton, Transport Statement (RGP PLAP/18/4188/TS01 April 2018), Desk Study Contamination Report (Southern Testing LDM/MS/J13567 April 2018), Drainage & Water Usage Report (RJ Fillingham & Associates April 2018).

### **Reason for approval:**

The change of use from a recording studio (Class B1c) to residential use (Class C3) at ground floor level to provide 1x2 bedroom flat with off-street parking is permitted under Schedule 2 Part 3 Class PA of the Town and Country Planning (General Permitted Development) Order 2015 (As amended 2016).

### **Conditions:**

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Class PA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2016.

- 2 Details of secure and covered cycle storage for 2 cycles shall be submitted to and approved by the local planning authority prior to the first occupation of the flat. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the flat, and permanently retained thereafter.

Reason: To support a pattern of development which facilitates the use of sustainable modes of transport in accordance with the provisions of the NPPF (2012) and Class PA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2016.

- 3 At least 28 days before the 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 the provisions of the NPPF (2012) and Class PA of Part 3 of Schedule 2 of the Town and Country Planning

(General Permitted Development) (Amendment) (England) Order 2016.

- 4 A pre-refurbishment Asbestos Survey shall be submitted to and approved in writing by the local planning authority prior to the commencement of any site works. The survey shall be written by a suitably qualified person, shall identify the potential sources of asbestos contamination and detail removal or mitigation appropriate to control risks to the proposed end users. The necessary mitigation measures as approved shall be implemented on site prior to the commencement of the development.

Reason: To protect future occupiers of the development from the possible presence of contamination in accordance with the provisions of the NPPF (2012) and Class PA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2016.

- 5 Prior to the first occupation of the development, full details to demonstrate:
  - a) the proposed internal water efficiency and/or water recycling equipment to ensure that the development will pose no additional strain on adjoining sites or the existing drainage infrastructure; and
  - b) the proposed internal measures to ensure the development has been designed to cope with potential flooding;

shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation/use of the development.

Reason: To ensure that the development will pose no additional strain on adjoining sites or the existing drainage infrastructure and to ensure the development has been designed to cope with potential flooding in accordance with the provisions of the NPPF (2012) and Class PA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2016.

Informative(s):

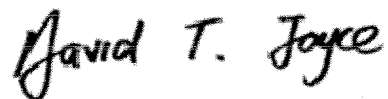
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

You can find advice in regard to your rights of appeal at:

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

Yours faithfully



David Joyce  
Director of Regeneration and Planning

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.