

Prime Meridian Ltd  
26A Ganton Street  
London  
W1F 7QZ

Application Ref: **2018/0944/P**  
Please ask for: **Stuart Clapham**  
Telephone: 020 7974 3688

27 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 M.2 of Part 3 of Schedule 2 Class M of the Town and Country  
Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362  
and SI 2013 No. 1101 and SI 2014 No. 564)

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:**

**246 - 248 Kentish Town Road  
London  
NW5 2BS**

#### **Description of the proposed development:**

Change of use of first floor from financial and professional services (Class A2) to dwellinghouse (Class C3).



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

Drawing Nos: Existing: 417.07/PLA01 (includes Site Location Plan), Proposed: 417.07/PLA02

**Reason for approval:**

**Informative(s):**

**1 Reason for granting permission**

The applicant has submitted information in order for the Council to make a determination as to whether prior approval is required 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;

The change of use of the first floor from A2 space to a new dwelling would potentially result in additional transport impacts, although these would be considered acceptable where the applicant enters into a legal agreement designating the new dwelling as car free. The building is not located in a flood risk zone or an area of potential land contamination. The conversion of non-ground floor units within town centres to housing is acceptable on given that the ground floor unit retains sufficient floorspace 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.

No responses have been received to the consultation. The planning history of the site has been taken into consideration in making this decision.

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.

- 2** 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).
- 3** The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 4** 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.

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

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

Yours faithfully

*David T. Joyce*

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.

Faint, illegible text at the top of the page, possibly a header or title.

Faint, illegible text line.

Faint, illegible text line.

Faint, illegible text line.

Faint, illegible text line.

Faint, illegible text line.

Faint, illegible text block, possibly a paragraph or list.