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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

An application to determine if prior approval is required for a proposed:

Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices or Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure (Class D2).

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class J

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

2. Applicant Details

Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="NW3 5HS"/>

Are you an agent acting on behalf of the applicant?

Yes No

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Robert"/>
Surname	<input type="text" value="Holloway"/>
Company name	<input type="text" value="RGH Architects Ltd"/>
Address line 1	<input type="text" value="Friars Gap"/>
Address line 2	<input type="text" value="Hitchin Road"/>
Address line 3	<input type="text" value="Weston"/>
Town/city	<input type="text" value="Hitchin"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="SG4 7AX"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Eligibility

Was the use of the building on 5 December 2013 (or the last use before that date) one of the following:

- Class A1 (Shops) or Class A2 (Financial and Professional services);
- a betting office or pay day loan shop.

Yes No

Will the total combined floor space in the building (previously and in this proposal) changed to Use Class D2 (Assembly and Leisure) exceed 200 square metres?

Yes No

4. Eligibility

Is any part of the land, site or building:

Yes No

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

A leisure/fitness operator proposes to lease the ground floor commercial unit (former Bathstore premises) who will require to operate under D2 use class.

Please provide details of any noise impacts and how these will be mitigated:

The operator will wish to install AV systems for use at moderate volume levels however they will be required to carry out their own background noise level assessment and undertake whatever measures necessary to mitigate impact on nearby residential occupiers.

Please provide details of any transport and highways impacts and how these will be mitigated

All visitors will arrive on foot as per the present use. There are no transport or highways impacts.

Please provide details of the impact on the adequate provision of services based on the loss of the building's current use. For example:

- Would there be a reasonable prospect of the building being used under it's current use class going forward?
- Would a unique shop, professional or financial service be lost from the area if the use is changed?

The premises has been actively marketed since August 2019 and no enquiries have been received from A1 users. Only D2 users have expressed an interest.

Where the building is located in a key shopping area, please provide details of any undesirable impact on the sustainability of that shopping area:

The building is located in a shopping area albeit in a tertiary location. The O2 Centre is on the opposite side of Finchley Road and attracts the most footfall. We do not consider that the loss of A1 floor space will be detrimental to the sustainability of the shopping area.

Please either state the proposed opening hours; or tick the box below to confirm they are unknown at this time

Hours of opening unknown

Start Time: Monday to Friday (HH:MM)

End Time: Monday to Friday (HH:MM)

Start Time: Saturday (HH:MM)

End Time: Saturday (HH:MM)

Start Time: Sunday and Bank Holiday (HH:MM)

End Time: Sunday and Bank Holiday (HH:MM)

Please provide details of any impacts based on the hours of opening and how these will be mitigated:

It is assumed that a D2 use may involve extended opening hours and the end user will need to take whatever steps reasonable to mitigate nuisance/disturbance from noise etc.

6. Declaration

I/we hereby apply for prior approval as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

02/12/2019