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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, Pay Day Loan Shops or Casinos (Sui Generis Uses) to Restaurants and Cafés (Class A3), and for building or other operations for the provision of facilities for ventilation, extraction and the storage of rubbish.

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

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 | <input type="text" value="142"/> |
| Suffix | <input type="text"/> |
| Property name | <input type="text"/> |
| Address line 1 | <input type="text" value="Finchley Road"/> |
| Address line 2 | <input type="text"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="London"/> |
| Postcode | <input type="text" value="NW3 5HS"/> |

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

| | |
|--------------|-------------------------------------|
| Easting (x) | <input type="text" value="526279"/> |
| Northing (y) | <input type="text" value="184808"/> |

Description

2. Applicant Details

| | |
|----------------|--|
| Title | <input type="text"/> |
| First name | <input type="text"/> |
| Surname | <input type="text" value="Corolia Group Inc"/> |
| Company name | <input type="text"/> |
| Address line 1 | <input type="text" value="130 Finchley Road"/> |
| Address line 2 | <input type="text"/> |

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

Will the total combined floor space in the building (previously and in this proposal) changed under this permitted development right exceed 150 square metres?

Yes No

Is any part of the land, site or building:

- 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);

Yes No

5. Description of Proposed Works and Impacts

Please describe the proposed development:

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A restaurant/cafe operator proposes to lease the ground floor commercial unit (formerly part of Bathstore premises) who will require to operate under A3 use class.

Are there any associated building works or other operations required to make this change?

Yes No

Note that such works are restricted to provision of following facilities in regard to the new use:

- Ventilation and extraction (including provision of an external flue)
- The storage of rubbish

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

The operator may 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 premises.

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

Odours will be dealt with by way of localised filtration systems.

Please provide details on how waste will be stored and handled:

Waste will be stored on site and disposed of by way of regular council refuse collection.

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

All visitors will arrive on foot as pper 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 its 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 A3 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 buildig 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 an A3 use may involve extended opening hours and the end user will need to take whatever steps reasonable to mitigate nuisance/disturbance from noise/odour 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