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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	229
Suffix	
Property name	
Address line 1	Gray's Inn Road
Address line 2	
Address line 3	
Town/city	London
Postcode	WC1X 8RH

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

Easting (x)	530586
Northing (y)	182614

Description

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2. Applicant Details

Title	MR
First name	H
Surname	CARMAN
Company name	ARCHPL LTD
Address line 1	C/O AGENT
Address line 2	West Green

2. Applicant Details

Address line 3

Town/city

LONDON

Country

Postcode

N15 3PX

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

ARCHPL

Company name

ARCHPL LTD

Address line 1

400 WEST GREEN ROAD

Address line 2

Address line 3

HARINGEY

Town/city

LONDON

Country

Postcode

N15 3PX

Primary number

Secondary number

Fax number

Email

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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CHANGE OF USE OF BUILDING FROM A USE FALLING WITHIN CLASS A1 (SANDWICH BAR/COFFEE SHOP) TO A USE FALLING WITHIN CLASS A3 (RESTAURANT/CAFE)

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

☒ Yes ☐ No

If yes, please provide details of the siting, design and external appearance of the building in regard to these building works or other operations:

SEE PROPOSED PLANS - THE EXTRACT SYSTEM WILL BE INSTALLED INTERNALLY IN THE BASEMENT

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

SEE PROPOSED PLANS AND DETAILS INCLUDING MANUFACTURER LITERATURE - SILENCERS FOR THE FAN AND ACOUSTIC INSULATION FOR TRANSMISSION OF NOISE WILL BE IMPLEMENTED

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

SEE PROPOSED PLANS AND DETAILS INCLUDING MANUFACTURER LITERATURE

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

EXISTING REFUSE ARRANGEMENTS TO BE MAINTAINED AS SHOWN ON THE SITE PLAN

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

SEE ATTACHED PTAL AND TIM REPORTS - PTAL IS 6b WHICH IS THE BEST WITH A WALKING DISTANCE OF <15 MINUTES.

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?

IT IS CONSIDERED THAT THERE IS NO PROSPECT OF THE BUILDING BEING USED UNDER ITS CURRENT FORM OR USE CLASS GOING FORWARD.
THE PARADE CONSISTS OF 4 UNITS WITH AN EDUCATION/TRAINING CENTRE, CONVENIENCE STORE, SANDWICH BAR (APPLICATION SITE) AND A DENTAL CLINIC. IT IS NOT CONSIDERED THAT THE LOSS WILL BE UNIQUE OR OTHER WITH THE CHANGE IN USE CLASS.

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 SITE IS NOT LOCATED IN A KEY 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)

07:00

End Time: Monday to Friday (HH:MM)

21:00

Start Time: Saturday (HH:MM)

07:00

End Time: Saturday (HH:MM)

21:00

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

09:00

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

21:00

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

IT IS CONSIDERED THAT THE PROPOSED OPENING HOURS WITH EARLY CLOSING TIMES WILL NOT DETRIMENTALLY IMPACT THE NEIGHBOURING PROPERTIES OR THE LOCALITY.

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)

13/01/2020