Email: planning@camden.gov.uk
Phone: 020 7974 4444
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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 Offices (Class B1(a)) to Dwellinghouses (Class C3).

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

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	199
Suffix	
Property name	
Address line 1	King's Cross Road
Address line 2	
Address line 3	
Town/city	London
Postcode	WC1X 9DB

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

Easting (x)	530555
Northing (y)	182986
Description	

2. Applicant Details

Title	Mr
First name	A
Surname	Modi
Company name	
Address line 1	144 -146 Kings Cross Road
Address line 2	
Address line 3	

2. Applicant Details

Town/city	London
Country	
Postcode	WC1X 9DU

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Eligibility

Was the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))? ◉ Yes ○ No

Is any part of the land, site or building:
• 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, Impacts and Risks

Please describe the proposed development, including (from 1 August 2020) details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Change of use of the ground floor and basement from office (class B1 (a)) to residential use (class C3), providing 1 flat.

What will be the net increase in dwellinghouses?
This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

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

The sustainable site location has an excellent access to the public transport, pedestrian and cycle infrastructure therefore meets the first and second test of the NPPF. The site is located in an area PTAL 6b.

Please provide details of any contamination risks and how these will be mitigated:

n/a

Please provide details of any flooding risks and how these will be mitigated.
A flood risk assessment should accompany the application where the site:
• is in Flood Zones 2 or 3; or
• is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).
Check if your site location is in Flood Zone 2 or 3 online.
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The site is located within a Flood Zone 1 so there is no flooding risk.
The existing surface and foul water drainage arrangements at the site will note change.

Please provide details of the impacts of noise from commercial premises on the intended occupiers of the development and how this will be mitigated.
Note that 'commercial premises' means any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date of this application including any licensed premises or any other place of public entertainment.

n/a

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)   29/08/2020