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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), Takeaways (Class A5), Betting Offices, Pay Day Loan Shops or Launderettes (Sui Generis Uses); or a Mixed Use combining use as a Dwellinghouse (Class C3) with a Shop (Class A1) or Financial and Professional Service (Class A2), Betting Office, Pay Day Loan Shop or Launderette (Sui Generis Uses); to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

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

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

2. Applicant Details

Address line 2	39 Guessens Court
Address line 3	Welwyn Garden City
Town/city	Welwyn Garden City
Country	United Kingdom
Postcode	AL8 6RB

Are you an agent acting on behalf of the applicant?

Yes No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Stuart
Surname	Cunliffe
Company name	Stuart Cunliffe
Address line 1	39 Guessens Court
Address line 2	
Address line 3	
Town/city	Welwyn Garden City
Country	United Kingdom
Postcode	AL8 6RB
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Was the use of the building on 20th March 2013 (or the last use before that date) one of the following:

- a use within Class A1 (Shops) or Class A2 (Financial and Professional services);
- a use as a betting office, pay day loan shop or launderette; or
- a mixed use combining use as a dwellinghouse with one of the above uses;
- a use within Class A5 (Hot Food Takeaways)

Yes No

Was the building's use within Class A1 (Shops) or Class A2 (Financial and Professional services) only granted by a change of use under permitted development rights?
(Select 'No' if not relevant)

Yes No

Will the total combined floor space in the building (previously and in this proposal) changed to Class C3 (Dwellinghouses) exceed 150 square metres?

Yes No

4. Eligibility

Will the external dimensions of the resulting building extend beyond the existing building at any point?

Yes No

Is the 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 listed building; or
- a scheduled monument.

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 first and second floors from A2 Professional Offices to C3 Dwellinghouses and associated works to form 6 studio flats on the first and second floors with provision of adequate natural light to each studio by means of existing window openings. In The Town and Country Planning (General Permitted Development) (England) Order 2015, Section 2, Interpretation, 'building' includes part of a building.

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

Note that such works are restricted to those reasonably necessary to convert the building for use as a dwellinghouse (including partial demolition).

Yes No

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations (including partial demolition):

Please see drawing No 500-PD-02 Proposed Plans Elevations and Sections; 500-PD-01 Existing Plans Elevations and Sections; Location plan; Photograph of the front elevation; Copy occupational lease; Flood Plan for this location.

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.

6

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

The existing use is A2 Professional offices. A copy of an occupational lease is submitted which shows the user clause as A2 or B1. A photograph is submitted showing the historic use as solicitors' offices by the sign writing on the upper floor windows. The proposed use of 6 studios will generate less traffic than the A2 use and cause less parking impact on the area. A Unilateral Undertaking is offered to make the development car free in accordance with the Camden Local Plan 2019 and the London Plan versions 2016 and 2020. The locality has an excellent PTAL of 6a and as such it will be easy for future occupiers to access all necessary facilities by foot or public transport negating the need for car or cycle transport. The property has shared access to 8 existing cycle parking spaces on the flat roof which forms the access route. These spaces could be supplemented if required. The applicant has control of these cycle storage spaces as shown by the blue edging on the Location Plan 1-1250.

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

The proposal is part of an existing property and there will be no disturbance to existing ground. There are no contamination risks.

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 flood map is submitted. The site is in flood zone 1 and not subject to flooding.

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, takeaway, launderette, professional or financial service be lost from the area if the use is changed?

The property has been vacant for over 20 years, is dilapidated and unfit for occupation in its present state. It is unlettable as A2 offices owing to its state of repair. The change of use will not affect the provision of A2 premises in the area as it is some time since the property was available to occupy and market forces will have responded to fill any shortfall.

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 property is located within the Kilburn High Road Shopping Centre. The site is at first and second floor levels. There is no loss of A1 floor space. The property has been unoccupied for over 20 years and the change of use will not have any undesirable impact on the sustainability of the shopping area. The proposed use will provide additional footfall to the shopping centre and add to its vitality and sustainability.

6. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number

NGL920312

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes No

7. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes No

8. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

Yes No

9. Superseded consents

Does this proposal supersede any existing consent(s)?

Yes No

10. Development Dates

When are the building works expected to commence?

Month

June

Year

2021

When are the building works expected to be complete?

Month

June

Year

2022

11. Scheme and Developer Information

Scheme Name

Does the scheme have a name?

Yes No

Developer Information

Has a lead developer been assigned?

Yes No

12. Residential Units

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes No

Residential Units to be added

Please provide details for each separate type and specification of residential unit being provided.

12. Residential Units

Units Gained											
Unit type	Units	Tenure	GIA	Habitable rooms	Bedrooms	M4(2)	M4(3)(2a)	M4(3)(2b)	Sheltered Accommodation	Older Persons Housing	Garden Land
Studio or (sc) Bedsit	6	Market for Rent	24	1	0	Yes	Yes	Yes			

Please add details for every unit of communal space to be added

Who will be the provider of the proposed unit(s)?	Private rented sector
Total number of residential units proposed	6
Total residential GIA (Gross Internal Floor Area) gained	144

13. Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

Use Class	Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
A2 - Financial and professional services	144	144	0
C3 - Dwellinghouses	0	0	144
Total	144	144	144

14. Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste? Yes No

15. Utilities

Water and gas connections

Number of new water connections required

Number of new gas connections required

Fire safety

Is a fire suppression system proposed? Yes No

Internet connections

Number of residential units to be served by full fibre internet connections

Number of non-residential units to be served by full fibre internet connections

15. Utilities

Mobile networks

Has consultation with mobile network operators been carried out?

Yes No

16. Environmental Impacts

Community energy

Will the proposal provide any on-site community-owned energy generation?

Yes No

Heat pumps

Will the proposal provide any heat pumps?

Yes No

Total Installed Capacity (Megawatts)

0.50

Solar energy

Does the proposal include solar energy of any kind?

Yes No

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

2.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Will greenhouse gas emissions be reduced by a level exceeding that specified by Part L of The Building Regulations?

Yes No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

3.00

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

70

17. 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)

26/01/2021