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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="59"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Hemstal 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="NW6 2AD"/>

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

Easting (x)	<input type="text" value="525183"/>
Northing (y)	<input type="text" value="184384"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="ANNIE"/>
Surname	<input type="text" value="GLADWELL"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="138 Columbia 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" value="United Kingdom"/>
Postcode	<input type="text" value="E2 7RG"/>

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

No Agent details were submitted for this application

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:
 Yes No

- 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 and Impacts

Please describe the proposed development:

No works to be done because these were done and approved 4 years ago by camden council when I initially made an application, which was approved subject to letters being signed and completion of process. The reference for this was 2016/1673/P and was overseen by Tony Young. The freeholder refused to sign the letter from the council acknowledging that there would be no right to apply for parking for the dwelling. He demanded i pay him £10,000 for signing this . I didnt know how many more letters he would be required to sign and felt intimidated by his demand for money. The process therefore concluded with use granted as artists studio and yoga studio. I do need it to become residential so am re-applying. i have already applied for full planning an d have all necessary documents (going back to 2014 and sam watts. I was working with architect simon Hallion. he already filled out a plnning portal form. I cant see the number on it though. I have all these documents printed out here at my home.

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 property has 5 layers of soundproofing above on ceilings and floor. This has all been passed when put in in 2014. None

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

None

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

As per usual domestic management. The rubbish is taken on Friday mornings. Current business does not generate rubbish, or create odours

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

None.

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?

5. Description of Proposed Works and Impacts

No, This was found to be the case by the council. The shop is in a tertiary position, very close to Kilburn high road and no other businesses could flourish there, particularly now after the impact of Covid.
There is precedent for being residential. The short parade of shops already have 2 other shops that are now dwellings.
The space is actually too small to use for yoga too. Covid has impacted on the business and there is a need for residential in the area.

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

N/A The property does not open at all

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:

This is an application to become residential.

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

NGL127994

Energy Performance Certificate

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

Yes No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

3090-7745-0022-3005-3203

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

Please add details of any superseded consent(s)

9. Superseded consents

LPA Application Number	Partial Supersedence	Unit Reference	Component Description
2016/1673/P	No		

10. Development Dates

When are the building works expected to commence?

Month

Year

When are the building works expected to be complete?

Month

Year

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. 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)
A1 - Shops	26.5	26.5	0
Total	26.5	26.5	0

13. 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

14. Utilities

Water and gas connections

Number of new water connections required

Number of new gas connections required

Fire safety

14. Utilities

Is a fire suppression system proposed?

Yes No

Internet connections

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

0

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

0

Mobile networks

Has consultation with mobile network operators been carried out?

Yes No

15. 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

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)

0.00

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

0.00

Residential units with electrical heating

Number of proposed residential units with electrical heating

1

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

0

16. 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