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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="198"/> |
| Suffix | <input type="text"/> |
| Property name | <input type="text"/> |
| Address line 1 | <input type="text" value="Kentish Town 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="NW5 2AE"/> |

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

| | |
|--------------|-------------------------------------|
| Easting (x) | <input type="text" value="528997"/> |
| Northing (y) | <input type="text" value="184855"/> |

Description

2. Applicant Details

| | |
|----------------|---|
| Title | <input type="text"/> |
| First name | <input type="text"/> |
| Surname | <input type="text" value="c/o Agent"/> |
| Company name | <input type="text" value="ZAMCORP KENTISH TOWN LTD"/> |
| Address line 1 | <input type="text" value="57 UPPER MONTAGU STREET"/> |
| 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="NW5 2EA"/> |

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"/> |
| First name | <input type="text" value="Andy"/> |
| Surname | <input type="text" value="Rushby"/> |
| Company name | <input type="text" value="Assent Planning Consultancy Ltd"/> |
| Address line 1 | <input type="text" value="Unit 12A"/> |
| Address line 2 | <input type="text" value="Railway Sawmills"/> |
| Address line 3 | <input type="text" value="Burbeary Road"/> |
| Town/city | <input type="text" value="Huddersfield"/> |
| Country | <input type="text"/> |
| Postcode | <input type="text" value="HD1 3UN"/> |
| Primary number | <input type="text" value="07432614664"/> |
| Secondary number | <input type="text"/> |
| Fax number | <input type="text"/> |
| Email | <input type="text" value="andy@assentplg.co.uk"/> |

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:

5. Description of Proposed Works and Impacts

RESTAURANT

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:

Yes No

- 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:

THERE WILL BE NO ADDITIONAL NOISE IMPACTS - THE AREA IS AN EXISTING MIXED COMMERCIAL / RETAIL AREA

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

THERE WILL BE NO ODOUR IMPACTS (FOOD COOKED OFF-SITE AND RE-HEATED ON PREMISES)

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

REMOVED FROM REAR OF PROPERTY (AS EXISTING)

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

THERE WILL BE NO TRANSPORT AND HIGHWAYS IMPACT BEYOND EXISTING

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?

FORMER BUILDING SOCIETY PREMISES - THERE IS NO REALISTIC PROSPECT OF ANOTHER FINANCIAL SERVICES USE. A FINANCIAL SERVICE WILL BE LOST BUT SEE BELOW IN TERMS OF THE SUSTAINABILITY OF THE COMMERCIAL 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:

THE AREA IS A MIXED COMMERCIAL AND RETAIL AREA WITH A NUMBER OF OTHER RESTAURANT / CAFE / TAKEAWAY USES NEARBY (EG NANDOS, DOMINOS, GAIL'S, EARTH NATURAL FOODS, NEIGHBOURHOOD ORGANIC). HOWEVER, THERE ARE ALSO A CONSIDERABLE NUMBER OF RETAIL USES NEARBY (EG BOOTS, RUSH HAIR SALON, SUPERDRUG, POUNDSTRETCHER, LIDL, AS WELL AS A NUMBER OF LOCAL, INDEPENDENT STORES AND SHOPS). A RE-USE OF THESE VACANT PREMISES WILL THEREFORE IMPROVE THE VITALITY AND VIABILITY OF THE AREA AND IMPROVE THE SUSTAINABILITY OF THIS VIBRANT COMMERCIAL 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)

10:30

End Time: Monday to Friday (HH:MM)

22:30

Start Time: Saturday (HH:MM)

10:00

End Time: Saturday (HH:MM)

22:30

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

10:00

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

22:30

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

WHILST THE HOURS OF OPENING WILL BE EXTENDED BEYOND THOSE THAT PREVIOUSLY EXISTED, THERE ARE A NUMBER OF SIMILAR RESTAURANT / CAFE / TAKEAWAY BUSINESSES IN THE AREA WITH SIMILAR OPENING TIMES.

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

NGL 221220

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

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

Please enter the company name

Is the lead developer a registered company in the UK?

- Yes
 Registered in another country
 No

Please provide registered company number (at Companies House)

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.

12. Existing and Proposed Uses

| 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 | 95 | 95 | 0 |
| A3 - Restaurants and cafes | 0 | 0 | 95 |
| Total | 95 | 95 | 95 |

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

If no, please add details of every unit that does not provide all of the above, indicating what is and isn't provided and the reason why all of these spaces cannot be provided

| | |
|-------------------------|------------|
| 198 | |
| Internal Dry Recycling | |
| Internal Food Waste | |
| Internal Residual Waste | |
| External Dry Recycling | |
| External Food Waste | |
| External Residual Waste | True |
| Reason | COMMERCIAL |

14. 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

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

15. Environmental Impacts

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

0

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)

09/03/2021