

Email: planning@camden.gov.uk
Phone: 020 7974 4444
Fax: 020 7974 1680

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 | 136 |
| Suffix | |
| Property name | |
| Address line 1 | Royal College Street |
| Address line 2 | Camden |
| Address line 3 | |
| Town/city | London |
| Postcode | NW1 0TA |

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

| | |
|--------------|--------|
| Easting (x) | 529297 |
| Northing (y) | 184032 |

Description

Change of use of Basement and Ground Floor, from offices (Class B1) to residential (Class C3) to include one self contained flat.

2. Applicant Details

| | |
|----------------|---------------|
| Title | Mr |
| First name | Mark |
| Surname | Forrester |
| Company name | |
| Address line 1 | 66/70 Parkway |
| Address line 2 | |
| Address line 3 | London |

2. Applicant Details

| | |
|-----------|---|
| Town/city | <input type="text"/> |
| Country | <input type="text" value="United Kingdom"/> |
| Postcode | <input type="text" value="NW1 7AH"/> |

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" value="Miss"/> |
| First name | <input type="text" value="Risha"/> |
| Surname | <input type="text" value="Patel"/> |
| Company name | <input type="text" value="GA&A Design"/> |
| Address line 1 | <input type="text" value="Suite 1, First Floor"/> |
| Address line 2 | <input type="text" value="Aquasulis, 10-14 Bath Road"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="Slough"/> |
| Country | <input type="text" value="United Kingdom"/> |
| Postcode | <input type="text" value="SL1 3SA"/> |
| Primary number | <input type="text"/> |
| Secondary number | <input type="text"/> |
| Fax number | <input type="text"/> |
| Email | <input type="text"/> |

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

The proposal seeks to change the use of the basement and ground floor. They are currently offices and Class B1 use to become residential, Class C3 use. They will become a self contained flat, the rooms consist of communal rooms and bedrooms. There are windows which allow for natural light to come into the

5. Description of Proposed Works, Impacts and Risks

building and into all habitable spaces.

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.

1

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

No transport and highways are impacted

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

No contamination details are provided - additional information to be submitted if necessary

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 in Flood Zone 1 and no additional information is necessary.

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.

No commercial premises are located close to the site

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

NGL312627

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)

0992-0726-3840-9100-4903

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. Occupation Status

Please indicate the occupation status of the office in question

Vacant Partially vacant
 Occupied

9. Electric vehicle charging points

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

Yes No

10. Superseded consents

Does this proposal supersede any existing consent(s)?

Yes No

11. Development Dates

When are the building works expected to commence?

Month

Year

When are the building works expected to be complete?

Month

Year

12. Scheme and Developer Information

Scheme Name

Does the scheme have a name? Yes No

Developer Information

Has a lead developer been assigned? Yes No

13. 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.

| 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 |
| Flat, Apartment or Maisonette | 1 | Market for Rent | 130 | 3 | 2 | | | | | | |

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

Who will be the provider of the proposed unit(s)?

Total number of residential units proposed

Total residential GIA (Gross Internal Floor Area) gained

14. 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.

14. 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) |
|--------------------------------|--|---|--|
| B1(a) - Office (other than A2) | 130 | 130 | 130 |
| Total | 130 | 130 | 130 |

15. 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

16. 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

17. 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

Emissions

NOx total annual emissions (Kilograms)

Particulate matter (PM) total annual emissions (Kilograms)

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

17. Environmental Impacts

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

18. 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)

26/03/2021