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website: <https://www.planningportal.co.uk/apply>

Application to determine if prior approval is required for a proposed: Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3)

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

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Local Planning Authority details:



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

Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address	2. Agent Name and Address
Title: <input type="text" value="Mr"/> First name: <input type="text"/>	Title: <input type="text" value="Mr"/> First name: <input type="text" value="Richard"/>
Last name: <input type="text" value="Neophytou"/>	Last name: <input type="text" value="Young"/>
Company (optional): <input type="text" value="Nekton Investments Ltd"/>	Company (optional): <input type="text" value="Washington Young LLP"/>
Unit: <input type="text"/> Number: <input type="text"/> Suffix: <input type="text"/>	Unit: <input type="text"/> Number: <input type="text"/> Suffix: <input type="text"/>
Building name: <input type="text" value="C/O AGENT"/>	Building name: <input type="text" value="Hamilton House"/>
Address 1: <input type="text"/>	Address 1: <input type="text" value="Mabledon Place"/>
Address 2: <input type="text"/>	Address 2: <input type="text" value="Bloomsbury"/>
Address 3: <input type="text"/>	Address 3: <input type="text"/>
Town: <input type="text"/>	Town: <input type="text" value="London"/>
County: <input type="text"/>	County: <input type="text"/>
Country: <input type="text"/>	Country: <input type="text"/>
Postcode: <input type="text"/>	Postcode: <input type="text" value="WC1 9BB"/>

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	Number:	<input type="text" value="72-76"/>	Suffix:	<input type="text"/>
Building name:	<input type="text" value="Eversholt Street"/>				
Address 1:	<input type="text"/>				
Address 2:	<input type="text"/>				
Address 3:	<input type="text"/>				
Address 4:	<input type="text" value="London"/>				
Postcode:	<input type="text" value="NW1 1YB"/>				

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

If you have answered no above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

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

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

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 change of use from Class B1 (offices) to C3 (dwelling house) of basement floor (Units 01 & 02) 72-76 Eversholt St NW1 1YB.

Lighting Assessment

The lighting assessment dated March 2021 concludes... *In our opinion, the units on the ... ground floors will be well daylit and sunlit overall. The main living areas of all units will exceed their minimum daylight target values in terms of ADF and, while there are two bedrooms which do not meet the ADF target values, they still attain reasonable levels of daylight when considering the central London development context of the site.*

What will be the net increase in dwellinghouses: ²

Note that 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.

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

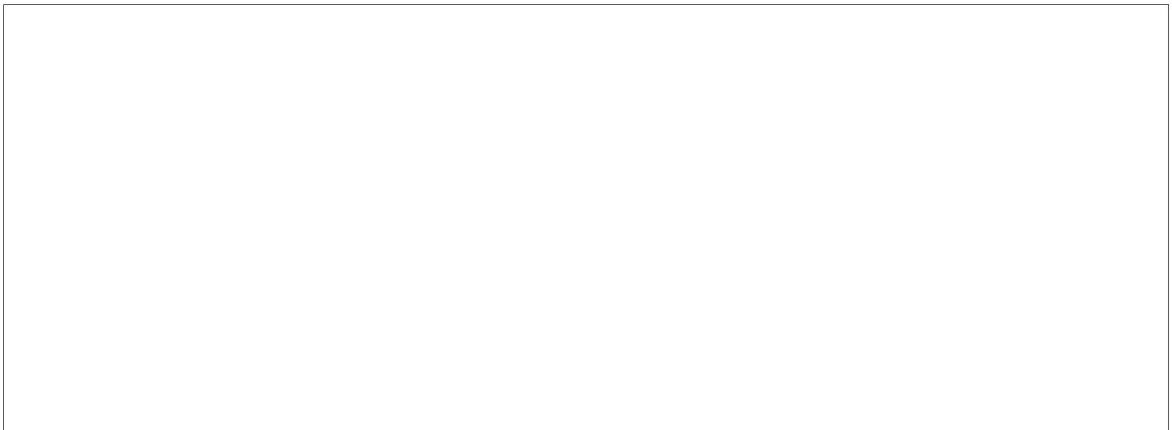
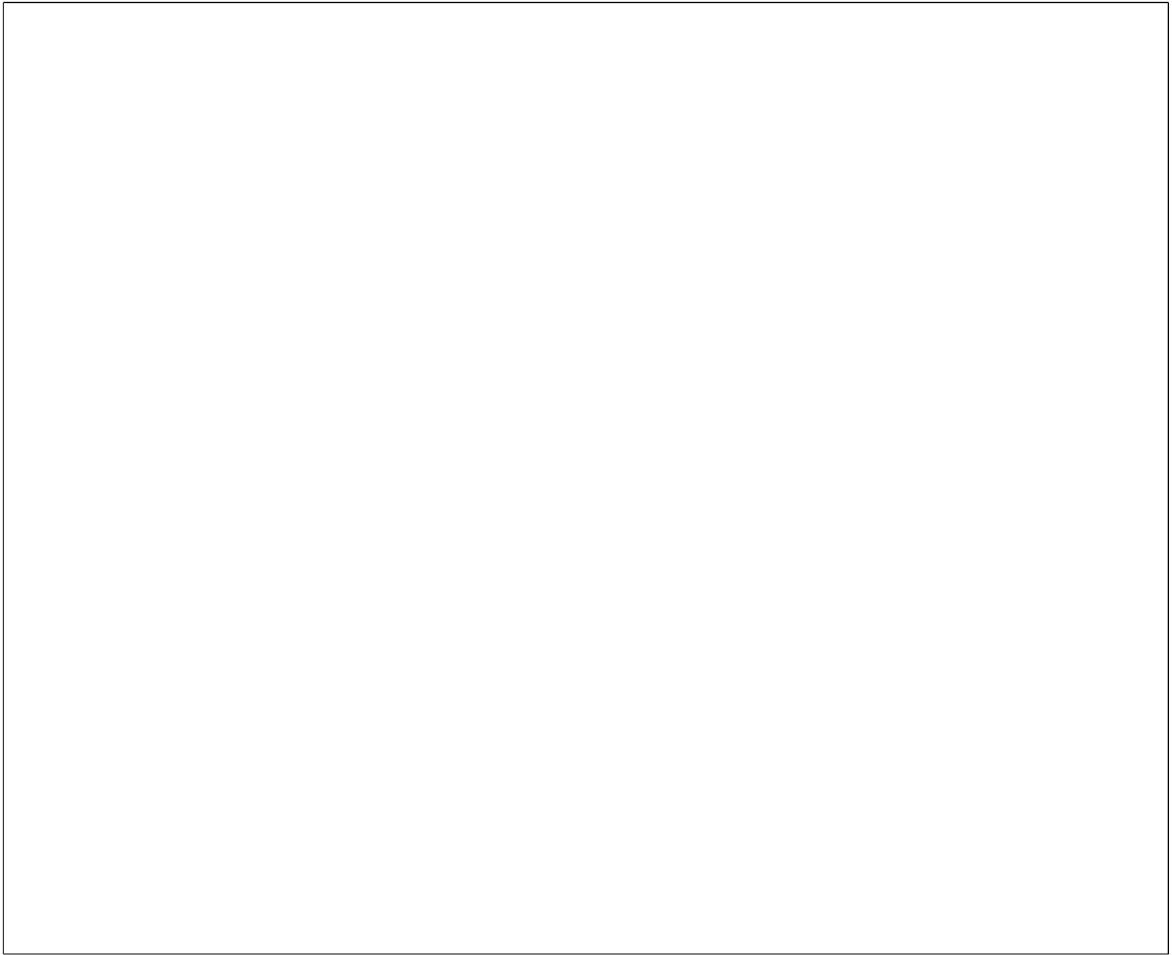
Transport Impacts Assessment

The application is supported by a transport statement in connection with the existing and proposed use of the premises.

It is concluded that the site has a good level of transport sustainability and the proposed change of use will not result in any residual cumulative impacts which could be considered severe.

The location is within a CPZ and supported by a wider range of Car Clubs, which would obviate the need for a car-free agreement.

The application for change of use should be allowed on transport grounds.



5. Description of Proposed Works, Impacts and Risks (continued)

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

Contamination Assessment

The site has not been classified as contaminated land for the purposes of Part 2 A of the Environmental Protection Act 1990. There are no known sources of ground contamination in the immediate area and it is understood that Camden's environment protection officer was consulted and made no objections in terms of contaminated land arising as a consequence of this application. It is therefore understood that no objections are raised on these grounds and no further details are required.

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 (Check online: <https://flood-map-for-planning.service.gov.uk/>); or
- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

Flood risk Assessment

The FRA concludes *...it is considered that access and egress to and from the site will be achievable during an extreme rainfall event, and the proposed conversion of the existing commercial units to residential dwellings is considered to be appropriate.*

In summary:

- *The proposal is for the conversion of 4no. existing basement and ground floor level commercial units to create 4no. residential flats;*
- *The site is wholly in Flood Zone 1, so at low risk of fluvial and tidal flooding according to the Environment Agency;*
- *The risk of surface water flooding to the proposed development is demonstrated to be very low;*

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 this application including any licensed premises or any other place of public entertainment.

Acoustic Assessment

The application is supported by an acoustic assessment of the proposed units in the context of existing land uses. A site inspection was carried out to establish areas of the development that require acoustic detailing. The proposed development consists of 4No. residential dwellings with multiple separating walls and floors between both existing and proposed residential apartments. Section 5 of the report makes recommendations based on areas that were observed during site

6. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval will be required.

If sufficient information is not provided the Local Authority can either request it, or refuse the application.

- | | | | |
|---|-------------------------------------|---|-------------------------------------|
| All sections of this application completed in full, dated and signed. | <input checked="" type="checkbox"/> | A plan indicating the site and showing the proposed development. | <input checked="" type="checkbox"/> |
| The correct fee | <input checked="" type="checkbox"/> | A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of the Planning Portal's accredited suppliers: | |
| A floor plan indicating the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses | <input checked="" type="checkbox"/> | https://www.planningportal.co.uk/buyaplanningmap | |

7. Declaration

I/we hereby apply for a determination as to whether prior approval will be required 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.

Signed - Applicant:

Or signed - Agent:

RWYoung

Date (DD/MM/YYYY):

8th April 2021

(date cannot be pre-application)

8. Applicant Contact Details

Telephone numbers

Country code: National number: Extension:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address:

9. Agent Contact Details

Telephone numbers

Country code: National number: Extension:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address:

richard@wy-plg.co.uk