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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	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="N7 0BL"/>

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="Mr"/>
First name	<input type="text" value="Vladan"/>
Surname	<input type="text" value="Micanovic"/>
Company name	<input type="text" value="V M Architects"/>
Address line 1	<input type="text" value="21 Sunningfields Road"/>
Address line 2	<input type="text"/>
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="NW4 4QR"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

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:

- 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.

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

Conversion and change of use of the rear of the ground floor shop, use class A1, into a single self-contained residential accommodation, use class C3. Each habitable room will have a window or large rooflight

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

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:

The property is situated within the eastern boundary of Camden council, between Kentish Town and Holloway. The property is located at the south-western side of Brecknock Road (A5200) which crosses the fully residential area as a secondary north-south throughway towards the western corner of Camden Road (A503). It is some 1.2km from the Holloway Road (A1) to the north/north-west and 2km from Euston Road (A501) to the south. (map 01)

The site is a part of 5 terrace houses situated in the stretch of road between Camden and Leighton roads where one-way traffic is in place as a part of wider traffic regulatory system. Most of the properties at this location on both sides of the road are of mix use, commercial at the ground floor level and residential on upper floors. Both vehicular and pedestrian accesses to the property are from the main road.

This part of the Brecknock Road is red route within the parking controlled zone. Road parking in front of the property is controlled paying bay from 8.30 am until 6.30 pm and it is limited to 2 hours maximum stay. Residents are required to obtain CA-M parking permit to park in dedicated bays within the nearby roads.

Cycling:

The following aspects could encourage the likelihood of the active use of bicycles by the residents in the proposed flat:

- Being situated within a densely built environment, the property benefits from the inner yard which would enable a private secured bicycle parking
- There are Sheffield cycle stands within the radius of 50 m from the site, but they are primarily designed for short-term bicycle day parking as they do not provide long-term, especially night time security.
- The nearest cycling highway is at the edge of 1 km radius from the site.

Transport links are as follows:

-Bus stops

- oCamden Road – 390,393 approximately 100 m distance from the site,
- oBrecknock Road – 29, 253, N29, N253, N279 approximately 15 m distance from the site,
- oMarket Road – 274 approx. 450 m distance from the site,

-Tube stops

- oTufnell Park – Northern Line, approx. 1.0 km distance from the site.
- oKentish Town – Northern Line, approx. 800 m distance from the site.
- oCaledonian Road - Piccadilly Line, approx. 1.1 km distance from the site
- oCamden town - Northern Line, approx. 1.5 km distance from the site.

-Overground stops

- oKentish Town - approx. 800 m distance from the site
- oCamden Road - approx. 1.1 km distance from the site
- oCaledonian Road & Barnsbury - approx. 1.6 km distance from the site

The above transport services provide regular access to local destinations including Archway, King's Cross, Camden, Islington as well as good links to central London and wider metropolitan area.

The site scores a Public Transport Accessibility Level (PTAL) rating of 4 which is classed as "medium/good".

It would be highly unlikely for the proposal to have any adverse impacts on the local highways and transport networks.

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

N/A

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).

5. Description of Proposed Works, Impacts and Risks

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.

N/A

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 proposal is only for the partial change of use of the large ground floor shop area. The shop will still continue to operate at the front of the building. The proposal is to convert the disused rear area as there is no longer demand for the large stock storage, given the changing nature of the shopping habits.

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

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

NGL654239

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)

9515-3181-2104-2490-7791

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

Please provide the number of existing and proposed parking spaces.

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cycle Spaces	0	2	2

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

March

Year

2021

When are the building works expected to be complete?

10. Development Dates

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. 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	London Living Rent	55	2	1						

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

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)
A1 - Shops	97	55	55
Total	97	55	55

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

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

1	
Internal Dry Recycling	True
Internal Food Waste	True
Internal Residual Waste	True
External Dry Recycling	
External Food Waste	
External Residual Waste	
Reason	waste is collected in plastic bags

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

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

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

16. Environmental Impacts

Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013? 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

30

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)

11/05/2021