



PLANNING AND
DEVELOPMENT
CONSULTANTS

Head of Planning and Regeneration Services
Development Management
London Borough of Camden 2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

8th April 2021

For the attention of Development Management.

Dear Sir/Madam,

**The Town and Country Planning (General Permitted Development) (England) Order 2015.
Prior approval applications made under Schedule 2, Part 3, Class N of the GPDO
Development Proposals affecting Units 03 and 04 – Ground Floor, 72-76 Eversholt St NW1 1YB**

Please find enclosed a prior notification application for determination as to whether the prior approval of Camden Council will be required for the proposed change of use from escape rooms (amusement centre) Sui Generis to C3(dwelling house) of ground floor (Units 03 & 04) 72-76 Eversholt St NW1 1YB. The applications seek change of use from sui generis uses to dwelling house and for building operations reasonably necessary for conversion.

The application is accompanied by:

Report title	Prepared by:
<i>Completed notification form</i>	Washington Young LLP Chartered Town Planners
<i>Existing and proposed plans</i>	DHaus Company Ltd
<i>transport and highways impacts of the development</i>	Markides Associates
<i>flood risk in relation to the building</i>	Ambiental Ltd
<i>the design should include details on the provision of adequate natural light in all habitable rooms of the dwelling houses</i>	Waldrams Chartered Surveyors

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Reg. No: OC36924

<i>contamination risks in relation to the building</i>	HESI Ltd
<i>Noise from commercial premises on the intended occupiers of development and how this will be mitigated</i>	Soundtesting Consultancy
<i>Application Fee to be paid by the applicant</i>	

No.	Plan Title	Revision
0123 PL 000	Existing building drawings: Existing Ground Floor Plans (1:100)	
0123 PL 003 0123 PL 004	Proposed layout drawings: Proposed layout to Unit 03 Proposed layout to Unit 04	
0123 PL 005	Site Location and Block Plan	

The application Premises and surrounding context

The site is located on the corner of the A4200 Eversholt Street and Drummond Crescent, within 200m of Euston Station and the associated public transport interchange. The proposed development at 72-76 Eversholt Street, Kings Cross, Camden, London, NW1 1BY.

The site is bound by a mix of land uses, including a primary school to the north, residential to the east, and commercial floorspace fronting Eversholt Street.

The site currently comprises of a 6-storey building with a basement level and is used for commercial and residential uses.

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Units 03 & 04

This proposal affects the two ground floor commercial units identified on the architectural plans reference 0123 PL 000 as existing Unit 03 measuring 38.4 sq m; and Unit 04 measuring 47.6 sq m. Both units are accessed directly from Eversholt Street.

It should be noted that this application forms part of a wider proposal seeking approval for the conversion of 4no. existing basement and ground floor commercial units to create 4no. residential flats. There is existing residential accommodation provided to the rear of the subject proposal at the basement and ground floor levels. See proposed site layout plans.

Description of Proposed Development

Conversion of Unit 03 to create a 1 bedroom self-contained flat as shown on plan 0123 PL 003.
Conversion of Unit 04 to create a 1 bedroom self-contained flat as shown on plan 0123 PL 004.

General Planning Development Order 2015

The following section of this statement assesses the proposed use against the 5 tests identified within the amended GPDO, namely (1) qualifying date; (2) transport, (3) contamination, (4) floodrisk, (5) internal lighting and (6) Acoustic impacts.

Independent assessment of the technical tests has been undertaken and their conclusions on each of these tests are set out below.

1. Qualifying Date

The prior approval application process requires the applicant to confirm whether the ground floor use i.e. Escape Room was in that use on and after 14th March 2014 in order to qualify via this route. The applicant has confirmed units 03 & 04 were in that use on and after 14th March 2014. The units became vacant during the 2020 coronavirus interruption between 24 March and present.

2. Transport

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.

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3. Contamination

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.

4. Flood risk

With reference to the Environment Agency (EA) Flood Map for Planning, the proposed development is located within Flood Zone 1 (low risk of fluvial/tidal flooding). The site is located in the Group 3_003 Critical Drainage Area (CDA) as defined by the London Borough of Camden. As such, a Flood Risk Assessment is required to be submitted for the proposed development.

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;*
- *Access and egress to and from the site should be achievable during an extreme rainfall event.*


Following the guidelines contained within the NPPF, the proposed development is considered to be suitable assuming appropriate mitigation (including adequate warning procedures) can be maintained for the lifetime of the development...

5. Internal lighting

The lighting assessment concludes... *In our opinion, the units on the ... ground floors will be well daylight 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.*

In sunlight terms...the ground floor living rooms will meet the sunlight target values...

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6. Acoustic Impacts

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 attendance as well as drawings provided by the architect.

The details illustrated within Section 5 of the report shows the proposed site plan with the separating walls highlighted in red. The rear of the building includes existing residential units. It recommends internal mitigation measures to achieve acceptable standards of sound insulation between the proposed flats.

Conclusions

It is concluded that the proposal has acceptable technical impacts having regard to Schedule 2, Part 3, Class N of the GPDO. Prior approval should therefore be allowed in accordance with the the Town and Country Planning (General Permitted Development) (England) Order.

Yours faithfully,



For and on behalf of Washington Young LLP

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