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

Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)

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

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

11-12

Address Line 1

Grenville Street

Address Line 2

Address Line 3

Camden

Town/city

London

Postcode

WC1N 1LZ

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

Easting (x)

530361

Northing (y)

182166

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Has the building been vacant for a continuous period of at least 3 months immediately prior to the date of this application?

- Yes
 No

Has the use of the building, for a continuous period of at least 2 years immediately prior to the date of this application, been any of the following:

- For periods prior to 1 September 2020
 - Shops (Use Class A1);
 - Financial and professional services (Use Class A2);
 - Food and drink (Use Class A3)
 - Business (Use Class B1);
 - Medical or health services
 - Non-residential institutions (Use Class D1(a));
 - Crèche, day nursery or day centre
 - Non-residential institutions (Use Class D1(b));
 - Indoor and outdoor sports
 - Assembly and leisure (Use Class D2(e)), other than an indoor swimming pool or skating rink;
- For periods from 1 September 2020
 - Commercial, Business and Service (Use Class E)

- Yes
 No

Does the cumulative floor space of the existing building exceed 1,500 square metres?

- Yes
 No

Is any land covered by, or within the curtilage of, the building:

- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area;

Or, is the building:

- 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

Yes

No

The proposed change of use

For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)/E(g)(i)).

Is/Was there an Article 4 direction in place that has removed these specific permitted development rights?

Yes

No / Not relevant

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard?](#)

Yes

No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

Yes

No

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements?

Yes

No

Fire Safety

Where the building (as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.

Would the proposed development result in a building that contains one or more dwellinghouse, and is:

- 18 metres or more in height (as measured from ground level to the highest part of the roof); and/or
- Contains 7 or more stories

Yes

No

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any dwellinghouses and other works proposed

The proposal relates only to the Lower Ground Floor.

This Prior Approval application is for converting the existing vacant retail space (Class E) into 1no. residential unit (Class C3).

Following a recent planning permission (Ref: 2021/6078/P) dated 6th May 2022, the existing upper floors are approved for a change of use to 5no. residential units. Prior approval was also granted (Ref: 2021/5166/P) dated 8th April 2022 to convert the existing vacant retail space at ground floor (Class E) into 1no. residential unit (Class C3).

By converting the vacant retail space (Class E) at Lower Ground Floor into a new residential unit, the full property will have a complete use as a residential building.

This application relates only to internal alterations, all designed to add consistency across the building. As such, no additional structures are proposed to be erected to safeguard against any adverse effect on the character of the building or the area. There are no external changes proposed as part of this application.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Please see submitted Daylight Report confirming acceptable levels in all proposed habitable rooms.

What will be the net increase in dwellinghouses?

1

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated, particularly to ensure safe site access

Currently, the only entrance to the entire building is via the front of the building. The proposal is for the new residential unit to use the existing front entrance to serving the building. By using the existing entrance, we are ensuring a safe site access directly from the pavement.

Therefore, no changes are proposed to access the site.

None of the previously approved residential units of the building have car parking. There is no car parking provision in the site. The existing Commercial Unit (Class E) can accommodate approx. 2-3 employees. However, for the last year the commercial space has been vacant. The proposed residential dwelling is expected to have a maximum occupancy of 1 person, being a 1-person unit. This will reduce the potential traffic generated by the development when compared to the existing commercial use. The application site is in a good central location with a PTAL rating of 6b, the best possible rating.

Given the site's proximity to local services and public transport links in the area, it is considered the proposed arrangement would be in accordance with the current London Plan and the NPPF 2019.

To improve the sustainability of the proposed development it is proposed to include secure cycle parking within the proposed flat, as indicated on the submitted plans.

Considering all the above, we therefore maintain that there are no material issues relating to the proposed change of use on matters of Transport.

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

There are no proposed works to the upper floors of the property as part of this application. The proposed change of use will not require any ground works or excavations, being within an existing commercial unit at Lower Ground Floor level. It is therefore considered highly unlikely to expose any soils that may contain contaminants of concern presenting a risk to human health.

We therefore maintain that there are no material issues relating to the proposed change of use on matters relating to Contamination.

Please provide details of any flooding risks and how these will be mitigated.

The site is not in Flood Zones 2 or 3. The application site is in Flood Zone 1 and have a low probability of flooding. See attached copy of the Environment Agency Map and submitted report.

Given the overall size of the site and that no additional development is proposed, it is considered that there would be no requirement to undertake a flood risk assessment. The proposal is within an existing commercial space.

In light of the above, it is considered that there are no material issues relating to the change of use proposed on matters of flooding.

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.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

Considering there are no commercial premises near the application site, the host building is already approved for residential use in the upper floors, and there are existing residential properties at lower ground floor level in close proximity to the application site, it is considered that there are no material issues relating to the proposed change of use in regards to noise affecting future residents. It is therefore considered that there are no material issues relating to the change of use proposed on matters of Noise. Please see submitted Acoustic Design Statement.

If the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor. Please provide details of the impacts that the change of use will have on the character or sustainability of the conservation area and how these will be mitigated

The application site is not in a Conservation Area. The area is predominantly residential with flats at ground and lower ground floors. Some of the buildings in the immediate area on the road are fully residential facing the road, with flats at lower ground level. Existing buildings on Grenville Street are predominantly used for residential use, with most properties on the street being residential. The adjoining property towards the North is Downing Court, a detached blocks of 26no. flats, some at Ground and Lower Ground level. It is therefore considered that the proposal will have no negative impacts on the character or sustainability of the area.

If the building is located in an area currently in use for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

Please provide details of the impacts on intended occupiers of the development of the introduction of residential use in the area and how these will be mitigated

The site is located in a quiet area which is predominantly residential. Some of the buildings in the immediate area on the road are fully residential facing the road, with residential units at lower ground level. There are no heavy industry or distribution facilities in the immediate neighbourhood. Considering the above, it is considered that there are no material issues relating to the proposal in this regard.

If the proposal involves the loss of services provided by a registered nursery, or a health centre. Please provide details of the impacts on the local provision of the type of services lost and how these will be mitigated

Not applicable.

List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

House name:

(Not applicable)

Number:

11

Suffix:

Address line 1:

Flat 1A

Address Line 2:

11-12 Grenville Street

Town/City:

London

Postcode:

WC1N 1LZ

House name:

(Not applicable)

Number:

12

Suffix:

Address line 1:

Flat 2

Address Line 2:

11-12 Grenville Street

Town/City:

London

Postcode:

WC1N 1LZ

House name:

(Not applicable)

Number:

11

Suffix:

Address line 1:

Flat 3

Address Line 2:

11-12 Grenville Street

Town/City:

London

Postcode:

WC1N 1LZ

House name:

(Not applicable)

Number:

11

Suffix:**Address line 1:**

Flat 4

Address Line 2:

11-12 Grenville Street

Town/City:

London

Postcode:

WC1N 1LZ

House name:

(Not applicable)

Number:

11

Suffix:**Address line 1:**

Flat 5

Address Line 2:

11-12 Grenville Street

Town/City:

London

Postcode:

WC1N 1LZ

House name:

(Not applicable)

Number:

11

Suffix:**Address line 1:**

Flat 6

Address Line 2:

11-12 Grenville Street

Town/City:

London

Postcode:

WC1N 1LZ

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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:

NGL484819

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- Yes
 No

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

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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.

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

1

Difference in spaces:

1

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.

Electric vehicle charging points

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

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

- Yes
 No

Superseded consents

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).
[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does this proposal supersede any existing consent(s)?

- Yes
 No

Development Dates

Please note: This question is specific to applications within the Greater London area.

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When are the building works expected to commence?

01/2023



When are the building works expected to be complete?

04/2023



Scheme and Developer Information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Scheme Name

Does the scheme have a name?

- Yes
 No

Developer Information

Has a lead developer been assigned?

- Yes
 No

Residential Units

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).
[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes

No

Please provide details for each separate type and specification of residential unit being provided.

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

Market for sale

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

Private

Number of units, of this specification, to be added:

1

GIA (gross internal floor area) per unit:

42 square metres

Habitable rooms per unit:

1

Bedrooms per unit:

1

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

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

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Totals

Total number of residential units proposed

1

Total residential GIA (Gross Internal Floor Area) gained

42	square metres
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Existing and Proposed Uses

Please note: This question contains additional requirements specific to applications within the Greater London area.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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.

Use Class:

OTHER

Other (Please specify):

Class E unit

Existing gross internal floor area (square metres):

42

Gross internal floor area lost (including by change of use) (square metres):

42

Gross internal floor area gained (including change of use) (square metres):

42

Total	Existing gross internal floorspace (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)
	42	42	42

Occupation Status

Please note: This question is specific to applications within the Greater London area.

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Please indicate the occupation status of the building in question

- Vacant
 Partially vacant
 Occupied

Waste and recycling provision

Please note: This question contains additional requirements specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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

Environmental Impacts

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#). [View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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

Are the on-site Green House 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)

Urban Greening Factor

Please enter the Urban Greening Factor score

Residential units with electrical heating

Number of proposed residential units with electrical heating

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

Utilites

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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

Declaration

I / We hereby apply for Prior Approval: Change of use – commercial/business/service to dwellinghouses as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Date