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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	<input type="text" value="27"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Belsize Lane"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Camden"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW3 5AS"/>

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

Easting (x)	Northing (y)
<input type="text" value="526920"/>	<input type="text" value="184994"/>

Description

Lower Ground Floor

## Applicant Details

### Name/Company

Title

First name

Surname

JOT Property Investments Ltd

Company Name

JOT Property Investments Ltd

### Address

Address line 1

2nd Floor Unicorn House

Address line 2

Station Close

Address line 3

Town/City

Potters Bar

County

Hertfordshire

Country

Postcode

EN6 1TL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

Agent Details

Name/Company

Title

Mr

First name

-

Surname

Avery

Company Name

WEA Planning

Address

Address line 1

14 Windermere Rd

Address line 2

2nd Floor

Address line 3

Islington

Town/City

London

County

Country

United Kingdom

Postcode

N19 5SG

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## 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

**Please note:** Eligibility questions relating to the current building being vacant for 3 months, and it's floorspace not exceeding 1,500 square metres were removed after these limitations were lifted by government on 5 March 2024.

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

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

Change of use of basement from office (Class E) to self contained residential unit (Class C3)

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

A daylight assessment has been undertaken (Model Environments, 11th March 2024) and is submitted with this application. Adequacy of provision of natural light has been assessed using the criteria set out in 'Site layout planning for daylight and sunlight – a guide to good practice' (Littlefair, 2022, BRE (Building Research Establishment)), and British Standard BS EN 17037 "Daylight in Buildings". The conclusion of the analysis is that both habitable rooms in the proposal will exceed the minimum BRE standards for both daylight and sunlight and therefore all habitable rooms will be provided with adequate natural light.

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

No change of access is proposed as part of the conversion. The dwelling will be accessed via Belsize Mews, as existing, so there are no impacts in relation to transport and site access .

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

The proposed change of use does not bring any risks in terms of contamination. There are no operational works proposed other than internal redecoration.

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

The site is within Flood Zone 1, with a low risk of flooding. There would be no flood risk impacts from the change of use, which do not involve any change in built form.

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

Given that the commercial unit above is in use as an estate agency, it is unlikely that there would be any significant noise stemming from there which would adversely impact the future occupiers of the proposed basement flat. It is also relevant to consider the opening hours of an estate agency are typically 9am to 5pm, so any noise outside of these times is unlikely. The area is already relatively mixed, with retail and residential uses side-by-side in close proximity.

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

This condition is only relevant where the development involves a change of use of the whole or part of the ground floor. The proposal involves the basement, therefore this condition would not be applicable for consideration in this case. However, if the local authority deem this condition to be relevant, then it should be considered that there will be no external changes to the property so there will be no impact on the character of the conservation 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

N/A

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

N/A

# 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

<div><div>House name:</div><div>Flat 1</div><div>Number:</div><div>27</div><div>Suffix:</div><div>Address line 1:</div><div>Belsize Lane</div><div>Address Line 2:</div><div>Town/City:</div><div>London</div><div>Postcode:</div><div>NW3 5AS</div></div>
<div><div>House name:</div><div>Flat 2</div><div>Number:</div><div>27</div><div>Suffix:</div><div>Address line 1:</div><div>Belsize Lane</div><div>Address Line 2:</div><div>Town/City:</div><div>London</div><div>Postcode:</div><div>NW3 5AS</div></div>
<div><div>House name:</div><div>Heywoods Estate Agents</div><div>Number:</div><div>27</div><div>Suffix:</div><div>Address line 1:</div><div>Belsize Lane</div><div>Address Line 2:</div><div>Town/City:</div><div>London</div><div>Postcode:</div><div>NW3 5AS</div></div>



## 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".

<b>Title Number:</b> NGL469592
<b>Title Number:</b> NGL914887

## 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

## Electric vehicle charging points

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

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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?

06/2024



When are the building works expected to be complete?

07/2024



## Scheme and Developer Information

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[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.

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

**Residential Units to be added**



## Existing and Proposed Uses

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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.

**Use Class:**  
E(g)(i) - Offices - Except where not suitable in a residential area

**Existing gross internal floor area (square metres):**  
61

**Gross internal floor area lost (including by change of use) (square metres):**  
61

**Gross internal floor area gained (including change of use) (square metres):**  
61

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)
	61	61	61

## 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

0

### Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

### 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 2021?

- ☐ 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

80

## Utilites

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

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### Water and gas connections

Number of new water connections required

0

Number of new gas connections required

0

### Fire safety

Is a fire suppression system proposed?

☐ Yes

☒ No

### Internet connections

Number of residential units to be served by full fibre internet connections

0

Number of non-residential units to be served by full fibre internet connections

0

### 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 the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

- Avery

Date

10/04/2024