

The property at 7 Mansfield Road, NW3 2JD, is currently used for commercial purposes, specifically operating as a toy shop named Kristin Baybars

To support the change of use from commercial to residential, the following planning report has been prepared. This report aims to demonstrate that the proposed conversion falls within permitted development rights and complies with relevant planning policies.

## Planning Report for Change of Use from Commercial to Residential

### Site Address

7 Mansfield Road, NW3 2JD

### Applicant:

AK Assets Abdul Kayum

### Prepared by

Resi-Plan Ltd

### Date:

June 2024

## 1. Introduction

This planning report supports the proposal to change the use of 7 Mansfield Road from commercial (Class E) to residential (Class C3). The proposal involves internal alterations to convert the existing commercial space into a four-bedroom, eight-person residential property.

## 2. **Existing Property Details**

- **Current Use:** Commercial (Toy shop - Kristin Baybars)

- **Location:** Gospel Oak, Camden

- **Site Description:** The property is located in an urban area with nearby residential and commercial properties. It is well-served by public transport, with Gospel Oak Station within close proximity.

- **Total GIA:** (Excluding side storage) 128m<sup>2</sup>

### 3. **Proposed Development**

- **Type of Development:** Change of use from commercial to residential

- **Proposed Use:** Residential dwelling (Class C3)

- **Proposed Layout:** 4 bedrooms, 1 bathroom and 1 WC/Shower , kitchen, lounge, dining area

- **Compliance with National Space Standards:** The proposed GIA of 128m<sup>2</sup> exceeds the minimum requirement of 124m<sup>2</sup> for a 4 bed, 8 person dwelling as per the Nationally Described Space Standard.

- **Bedrooms and Storage Compliance:** Each bedroom and internal built-in storage meet the required standards.

### 4. **Planning Policy Context**

- **Permitted Development Rights:** Under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), changes of use from commercial (Class E) to residential (Class C3) are allowed under certain conditions, subject to prior approval from the local planning authority.

- **Local Development Plan:** The proposal aligns with Camden's Local Plan, which supports the provision of new housing and the efficient use of existing buildings.

### 5. **Assessment Against Permitted Development Criteria**

- **Flooding Risk:** The site is not located in a flood risk zone.

- **Contamination:** There are no known contamination issues on the site.

- **Noise Impact:** The surrounding area is primarily residential, and the change of use will not introduce significant new noise sources.

- **Natural Light:** The property benefits from adequate natural light, meeting the requirements for residential use.

## 6. **Design and Access**

- **Design:** The proposed internal layout has been designed to ensure a functional and comfortable living space, with all rooms and facilities meeting national standards.
- **Access:** Existing access points to the building will be maintained. The property is accessible via public transport and has nearby amenities.

## 7. **Conclusion**

The proposed change of use from commercial to residential at 7 Mansfield Road, NW3 2JD, falls within permitted development rights and complies with national and local planning policies. The internal changes have been designed to meet all relevant standards, ensuring a high-quality residential environment.

### Supporting Documents

- V0003\_03\_01\_-\_7 Mansfield Road NW3 2JD - Site Location and Block Plan
- V0003\_03\_02\_-\_7 Mansfield Road NW3 2JD - Existing Plans
- V0003\_03\_03\_-\_7 Mansfield Road NW3 2JD - Existing Elevations
- V0003\_03\_04\_-\_7 Mansfield Road NW3 2JD - Existing External Views
- V0003\_03\_20\_-\_7 Mansfield Road NW3 2JD - Proposed Plans
- V0003\_03\_21\_-\_7 Mansfield Road NW3 2JD - Proposed Elevations
- V0003\_03\_22\_-\_7 Mansfield Road NW3 2JD - Proposed Views

This report, along with the supporting documents, should provide the necessary information for the council to grant prior approval for the proposed change of use.

### **Sources:**

- National Planning Policy Framework (NPPF)
- Town and Country Planning (General Permitted Development) (England) Order 2015
- Camden Local Plan
- Nationally Described Space Standard