

# DEANE HOUSE

27 GREENWOOD PLACE, LONDON NW5 1LB

Planning Statement for the Proposed Change of Use

---

4<sup>th</sup> September 2024

silva  
architecture

# CONTENTS

---

## SUMMARY

Silva Architecture Ltd. are seeking Planning Permission for Change of Use from E(c) (iii) Business of an area to be converted to classrooms for education: Class F1 Learning Institution within the demise of:

Deane House  
27 Greenwood Place  
London  
NW5 1LB

This Planning Statement has been produced by Silva Architecture Ltd and is to be read in conjunction with the supporting drawings.

1. Introduction
2. Site Analysis
3. Existing Use areas (GIA)
4. Proposal
5. Camden Planning Policies
6. Summary and Conclusions

# 1. INTRODUCTION

The following Planning Statement has been prepared on behalf of our applicant, who is seeking consent for “Change of Use” of an area so that can carry out educational and learning facilities within the building that they are currently tenants of for business use.

Deane House is a late 19th century industrial building which has been converted into creative /media /technology style office space over five floors.

The premises are located on the West side of Highgate Road along Greenwood Place, set within a mixed-use business estate.



Fig. 2 – Photograph of Deane House

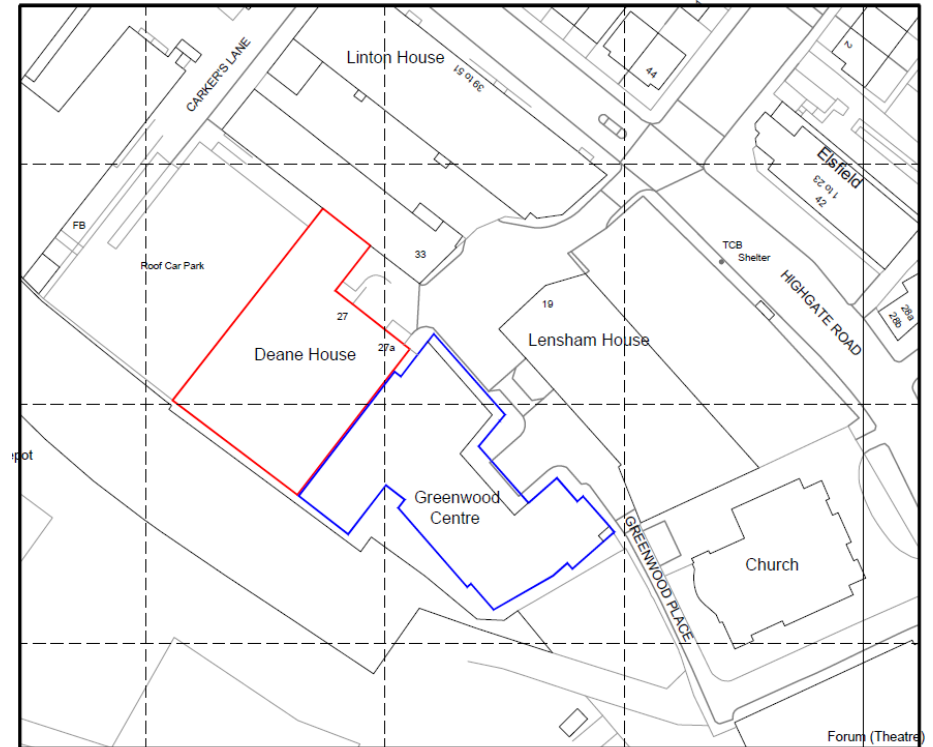


Fig. 1 - Site Plan

## 2. SITE ANALYSIS

### LOCATION

The site is located on Greenwood Place, adjacent to The Greenwood Centre, as seen on Fig. 2 Aerial Plan.



Fig. 3 – Photograph showing the name of the property:  
“Deane House Studios”



Fig. 4 - Aerial Plan



# 3. EXISTING USE AREAS (GIA)

LOWER GROUND FLOOR  
Net GIA: 504.5 sqm  
Gross GIA: 636 sqm

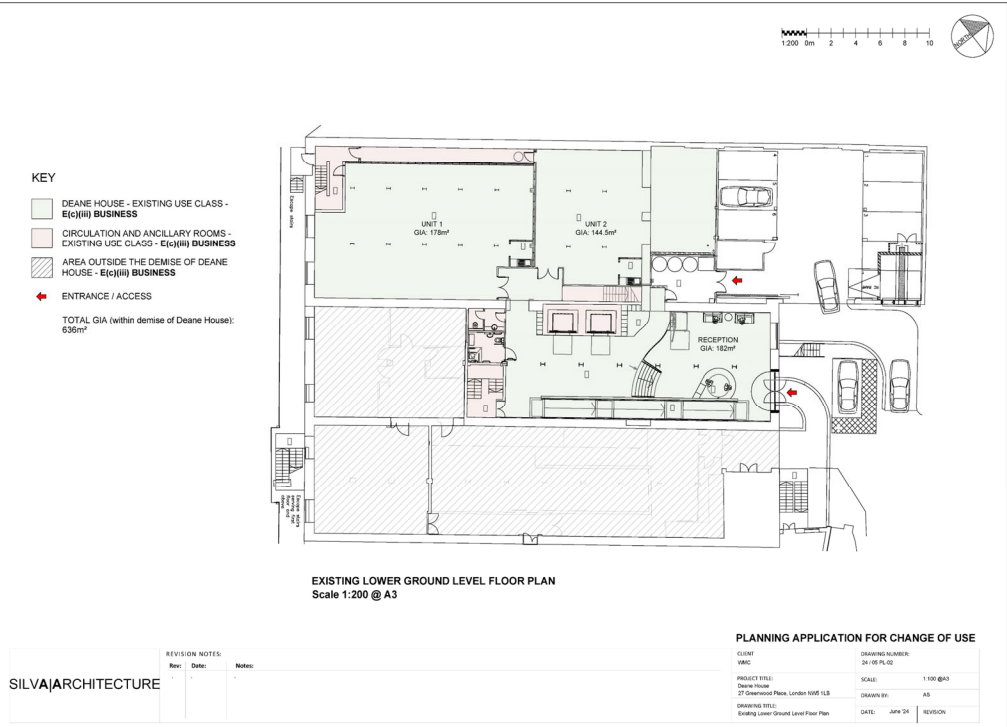


Fig. 5 – Existing Lower Ground Floor Plan

UPPER GROUND FLOOR  
Net GIA: 227 sqm  
Gross GIA: 275 sqm

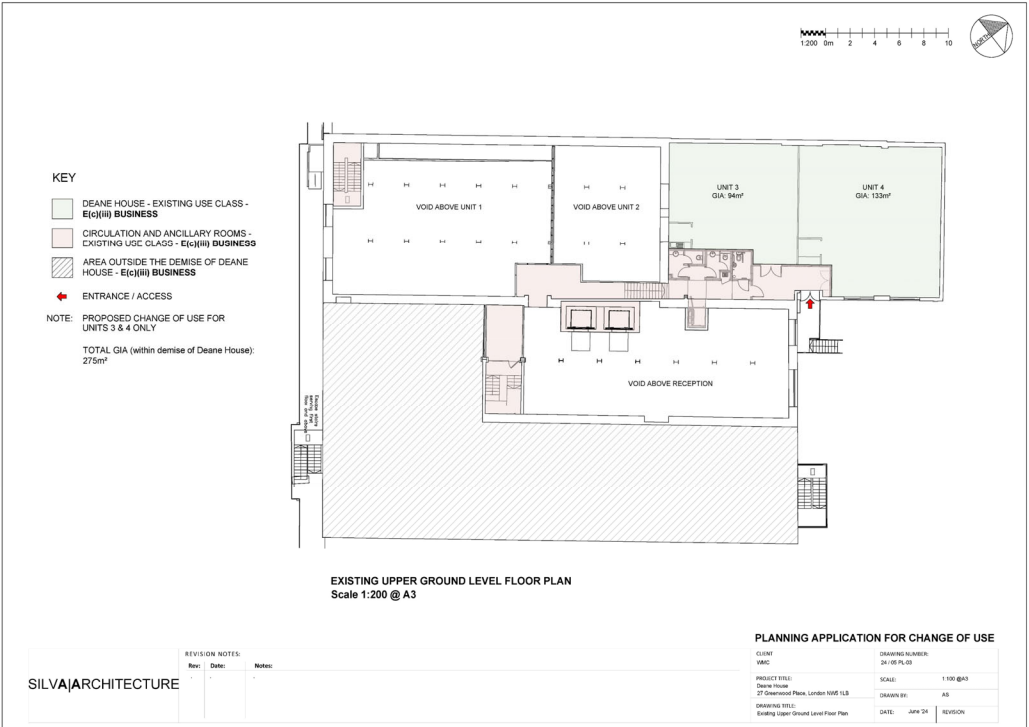


Fig. 5 – Existing Upper Ground Floor Plan

### 3. EXISTING USE AREAS (GIA)

FIRST FLOOR  
Net GIA: 977 sqm  
Gross GIA: 1,214 sqm

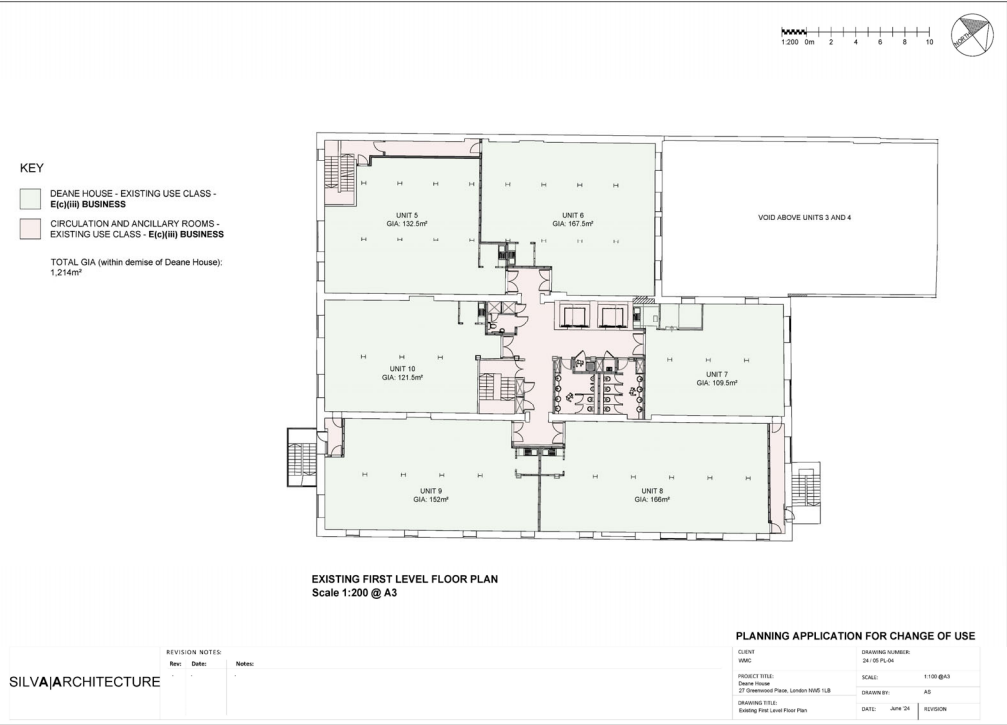


Fig. 5 – Existing First Floor Plan

SECOND FLOOR  
Net GIA: 849 sqm  
Gross GIA: 1,063 sqm

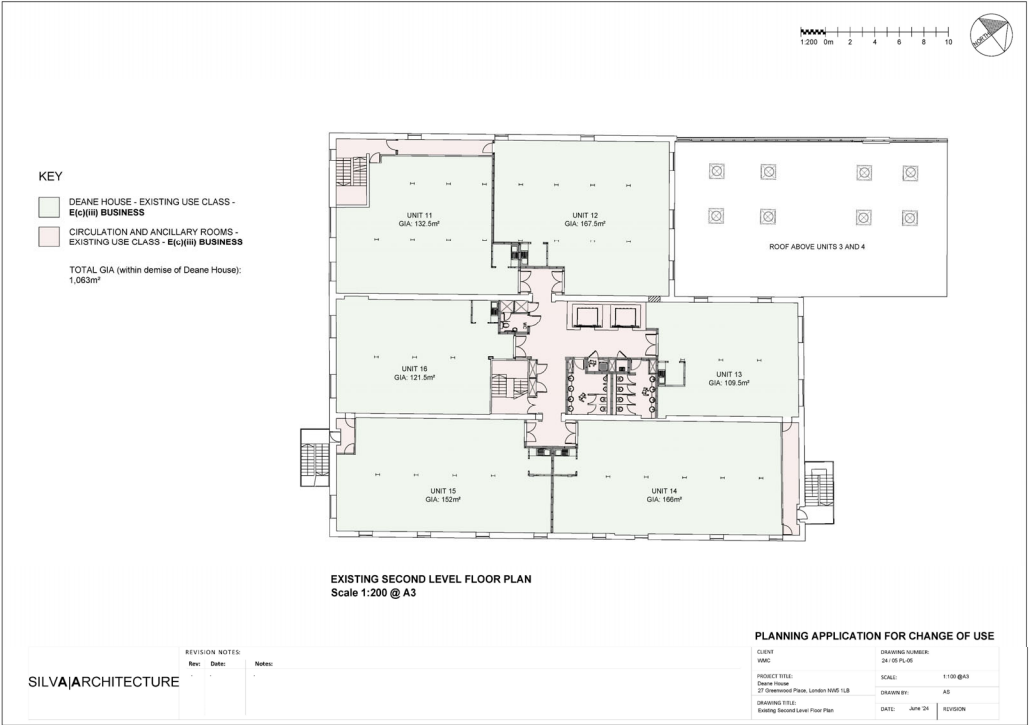


Fig. 5 – Existing Second Floor Plan

### 3. EXISTING USE AREAS (GIA)

THIRD FLOOR  
Net GIA: 881 sqm  
Gross GIA: 1,063 sqm

TOTAL AREAS  
Total Net GIA: 3,458.5 sqm  
Gross GIA: 4,251 sqm

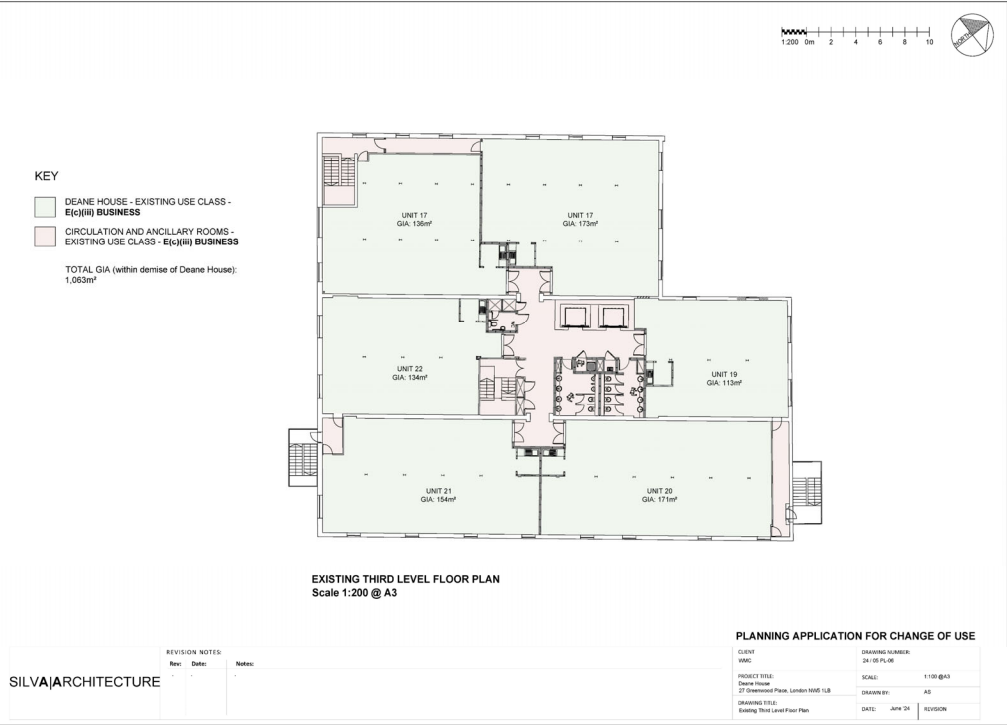


Fig. 5 – Existing Third Floor Plan

## 4. PROPOSAL

The owner of the property is London Borough of Camden.

The property has been divided into several units / studios and rented to varying tenants for “Business” use.

The applicant is the tenant for 2 units on the Upper Ground Floor: Units 3 & 4. See Fig. 5

The applicant is running an educational establishment called Working Men’s College in Camden and requires this additional space for educational purposes.

The proposal is to apply for “Change of Use” to convert the existing: Use Class E(c)(iii) Business to Use Class F1 Learning Institution. See Fig. 6

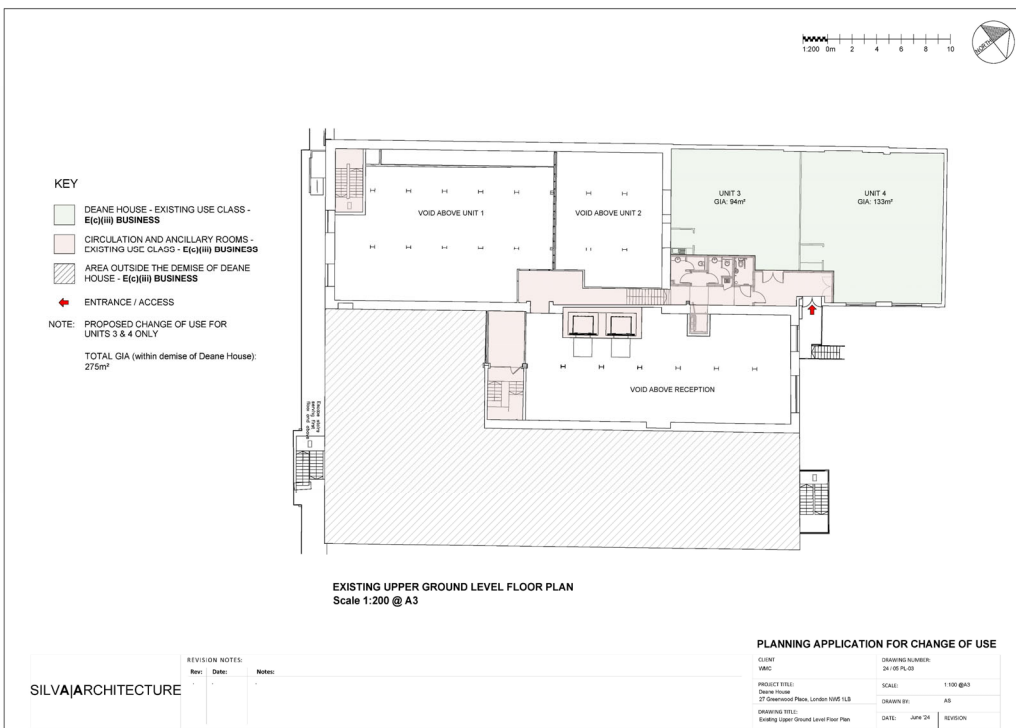


Fig. 5 – Existing Upper Ground Floor Plan

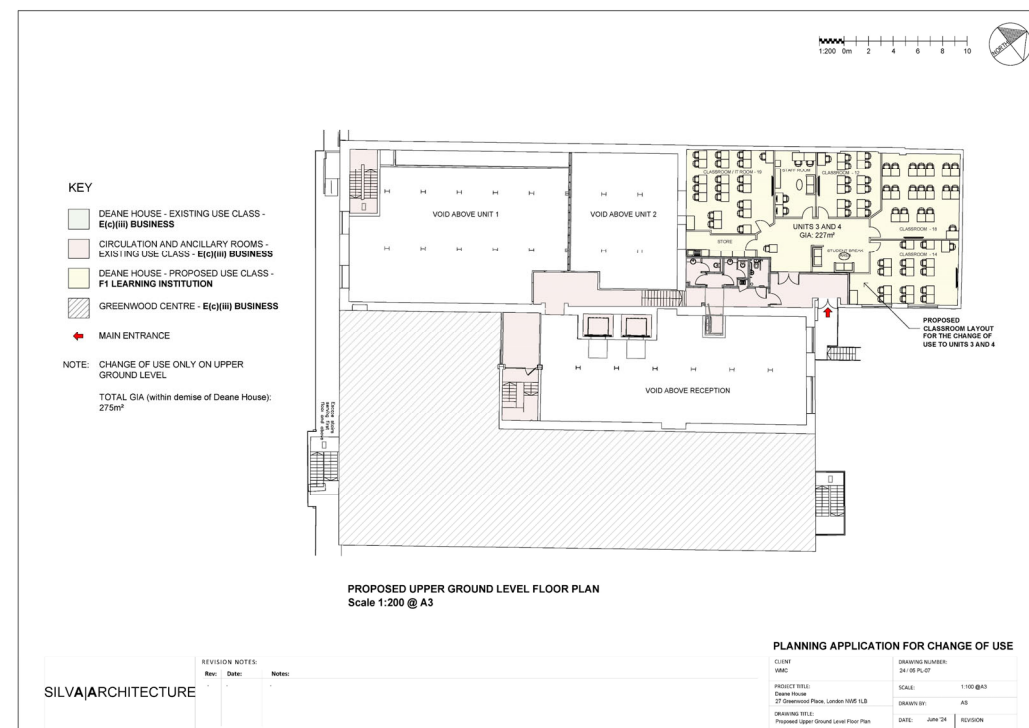


Fig. 6 – Proposed Upper Ground Floor Plan



## 4. PROPOSAL

### ELEVATIONS

There would be no change to the elevations and exterior would remain as existing.

### LAYOUT

The proposed alterations are internal and non-structural.

It would involve the erection of stud partitions and internal doors as shown on Fig. 7.

These proposed partitions could be removed when the tenancy period expires and the original layout with the partition walls and internal doors, can be reinstated.

The change of use would help facilitate the educational requirements of the tenant.

### ACCESS

The access would remain as existing using the internal staircase and lift (for disabled access) via the main reception on the Lower Ground Floor.

The external staircase will remain as the fire escape.

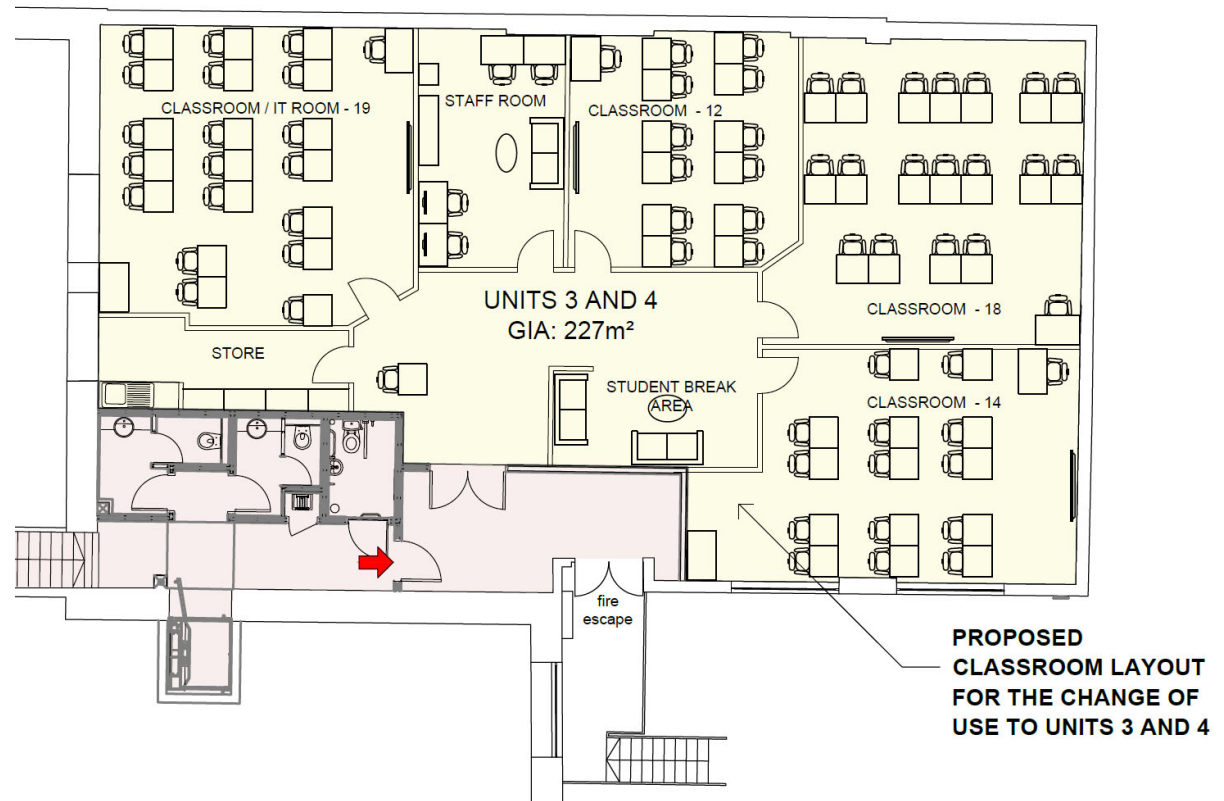


Fig. 7 – Proposed Internal Layout of Units 3 & 4

## 5. CAMDEN PLANNING POLICIES

---

### PLANNING POLICIES IN RELATION TO EMPLOYMENT AND TRAINING SUPPORT

1. *“Businesses bring a number of benefits to their local area. They can provide employment for local people and new business development can benefit the local economy and existing businesses as employees use local shops, facilities and services. Through their support for training and employment opportunities Local Plan policy E1 – Economic development and Policy E2 – Employment premises and sites aim to ensure that the borough’s economy will be strong and diverse...”*
2. The educational institution: Working Men’s College” (WMC) will comply with the Camden planning policies in relation to employment and training, as they provide the adult education that would support the local community of Camden.
3. The proposed conversion of the 2 units (3 & 4) into classrooms, and the proposed change of use from “Business” to a “Learning Institution”, will benefit Deane House in the ability to facilitate WMC with the training of local residents within their community.

PLEASE REFER TO THE DRAWINGS SUBMITTED WITH THIS APPLICATION.

## 5. SUMMARY AND CONCLUSIONS

---

### PROPOSED CHANGE OF USE

1. Units 3 & 4 have a separate access from the Lower Ground Floor Entrance and Reception to the Upper Ground Floor Level. Therefore, the proposed change of use would not impact on any of the other units / studios within the building.
2. The proposed change of use from Class E(c) (iii) Business to Class F1 Learning Institution would involve carrying out internal alterations that would not result in any harm to the existing character or appearance of the building.
3. The total Net GIA of Deane House is: 3,458.5 sqm and the Net GIA of Units 3 & 4 (proposed area for “change of use”) is: 227 sqm. This is only 6.5% of the total GIA of Deane House.
4. The internal alterations would not be permanent, and the individual classrooms will have the flexibility to be reinstated back into 2 separate units at the end of the tenancy period; if required by the Landlord (London Borough of Camden).

PLEASE REFER TO THE DRAWINGS SUBMITTED WITH THIS APPLICATION.