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Notification of a Proposed Change of Use to Dwelling(s)

Town and Country Planning (General Permitted Development) Order 1995 (as amended)
Development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order from a use falling within Class B1(a) (offices) of that Schedule

Publication of notifications on planning authority websites

Please note that the information provided on this notification 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.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Timothy"/>
Last name:	<input type="text" value="Allan"/>		
Company (optional):	<input type="text" value="Allan Properties Ltd c/o Turley"/>		
Unit:	<input type="text"/>	House number:	<input type="text"/>
		House suffix:	<input type="text"/>
House name:	<input type="text"/>		
Address 1:	<input type="text"/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text"/>		
County:	<input type="text"/>		
Country:	<input type="text"/>		
Postcode:	<input type="text"/>		

2. Agent Name and Address

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="James"/>
Last name:	<input type="text" value="Harris"/>		
Company (optional):	<input type="text" value="Turley"/>		
Unit:	<input type="text"/>	House number:	<input type="text" value="17"/>
		House suffix:	<input type="text"/>
House name:	<input type="text" value="Grasse Street"/>		
Address 1:	<input type="text"/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Country:	<input type="text"/>		
Postcode:	<input type="text" value="W1T 1QL"/>		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	Building number:	<input type="text"/>	Building suffix:	<input type="text"/>
Building name:	<input type="text" value="GORDON HOUSE"/>				
Address 1:	<input type="text" value="6 LISSENDEN GARDENS"/>				
Address 2:	<input type="text" value="LONDON,"/>				
Address 3:	<input type="text"/>				
Address 4:	<input type="text"/>				
Postcode:	<input type="text" value="NW5 1LX"/>				

4. Description of the Proposed Development

Please describe the proposed development, including relevant information covering transport and highways impacts of the development; contamination risks on the site; and flooding risks on the site.

Change of use of first floor office (class B1 (a)) to residential use (class C3), providing 6 car free flats.

Transport and Highway Impacts

The five flats will be provided on a car free basis, without entitlement to a local parking permit. If necessary, the developer would be prepared to enter into a s106 agreement or a unilateral agreement to ensure that this was the case. As a result the development will not result in a material increase or a material change in the character of traffic in the vicinity of the site. In fact the change of use is likely to result in a reduction in the number of trips to and from this building by all modes of transport.

The site benefits from good transport links, located within 150 yards of Gospel Oak rail station and a 15 minute walk from Kentish Town underground and rail station. There are a number of bus routes serving Gordon House Road including the C2, C11 and 214. The provision of 6 flats on a car free basis is consistent with the planning permission granted on this site in 2011, for 5 car free flats within an additional storey (ref. 2010/2564/P), where the impact on transport and highways was deemed acceptable.

Contamination Risks

The change of use of the first floor will not present any risk to human health or other risks from contamination as the change of use will not cause any disturbance to the ground beneath the site. The site has recently been approved as appropriate for residential use at upper level and there are no existing problems in relation to this issue.

Flooding Risks

The site is not in a Flood Zone according the EA's Flood Risk Maps. It is not proposed to change the existing surface and foul water drainage arrangements at the site. There is no risk from flooding presented by the proposed change of use.

What was the use of the building immediately before 30th May 2013?

B1 (a) Office

If the building was not in use immediately before that date, when was it last in use? Date (DD/MM/YYYY)

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically).

A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service (www.planningportal.gov.uk/buyaplan)

6. Declaration

I/we hereby apply for prior approval as described in this notification 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.

Signed - Developer:

Or signed - Agent:

Date (DD/MM/YYYY):

24/03/2014

(date cannot be pre-application)

7. Developer Contact Details

Telephone numbers

Country code: National number: Extension number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Country code: Mobile number (optional):

<input type="text"/>	<input type="text"/>
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Country code: Fax number (optional):

<input type="text"/>	<input type="text"/>
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Email address:

<input type="text"/>

8. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

020	7851 5726	<input type="text"/>
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Country code: Mobile number (optional):

<input type="text"/>	<input type="text"/>
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Country code: Fax number (optional):

<input type="text"/>	<input type="text"/>
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Email address:

james.harris@turley.co.uk

