



SIGNET PLANNING
VISION STRATEGY ACTION

CW/DJB/LN2516

wallacec@signetplanning.com

11 February 2014

London Borough of Camden
Planning Department
Town Hall Extension
Argyle Street
London
WC1H 8NJ

Dear Sirs,

APPLICATION FOR PRIOR APPROVAL UNDER PART 3 CLASS J OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

CHANGE OF USE FROM B1(A) OFFICE TO C3 DWELLING HOUSES AT 57-59 ROCHESTER PLACE, LONDON, NW1

On behalf of my client, Henley Property Developments Ltd, I am instructed to submit an application for Prior Approval under Part 3 Schedule 2 Class J of the Town and Country Planning (General Permitted Development) Order 1995 for the change of use from office (Class B1a) at ground floor level to create one residential dwelling (Use Class C3) at 57-59 Rochester Place, London, NW1.

Accordingly, please find enclosed the following information submitted to support this application:

- Completed application form;
- Site Location Red Line Plan – drawing no. 200;
- Existing Floor plan – drawing no. 01;
- Proposed Floor plan – drawing no. 10;
- PTAL Study Report File Details by TFL;
- S106 Heads of Terms;
- A cheque for £80.00 made payable to the "*London Borough of Camden*", the appropriate fee for a prior approval application.

The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 permits development consisting of a change of use of a building and any land within its curtilage to a use falling within Use Class C3 (Dwelling houses) from a use falling within Use Class B1a (offices). Accordingly, this application seeks the Prior Approval of London Borough of Camden in respect to the transport and highways impacts, and, contamination and flooding risks.

Planning History

The authorised use of the ground floor of 57-59 Rochester Place, London, NW1 is Class B1a (office) use. No external works are proposed as part of the development.

56 Queen Anne Street, London, W1G 8LA
Tel: 0207 317 3110 Fax: 0207 317 3111 E-mail: carneyp@signetplanning.com
www.signetplanning.com Registered in England No 5241035



If you should require any further information or clarification on any point, please do not hesitate to contact myself or Julian Sutton at the below address.

Yours sincerely
for Signet Planning

CATHY WALLACE
Senior Planner

Enc