



DPNF/DWG/MW

18 September 2013

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Dear Sir / Madam,

**Ground floor premises, 5 / 6 Rosslyn Mews, London NW3 1NN - proposed change of use from office to residential**

**Town and Country Planning (General Permitted Development) Order 1995 (as amended by Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013)**

**Schedule 2, Part 3 Class J - Application for a determination as to whether prior approval is required.**

On behalf of our clients Mr and Mrs T Jackson, we write to apply for a determination pursuant to Schedule 2, Part 3, Class J of the GPDO that your authority's prior approval will not be required as to:

- Transport and highways impacts of the development; or
- Contamination risks on the site; or
- Flooding risks on the site.

in relation to the residential use of the ground floor office premises at 5/6 Rosslyn Mews.

#### **Background context**

5/6 Rosslyn Mews is a long, narrow, three storey building accessed off Rosslyn Hill on Hampstead Hill.

The ground floor provides a single, small, self contained office unit (use class B1).

The remainder of the building provides a single, small, self contained 2 bedroom flat (use class C3).

The building is accessed from the mews courtyard.



### **Description of the proposed development**

The proposed development is to change the use of the application premises from office to residential to enable the whole building to be used as a single residential unit

This change of use will create a larger, single residential unit capable of providing family accommodation.

### **Plans**

We are enclosing a site location plan showing the building and the Rosslyn Mews courtyard outlined in blue, together with the existing ground and first floor (ref: 248 / 001) and second floor and roof (ref: 248 / 002) plans of the building showing the application premises outlined in red on the ground floor plan.

### **The applicants**

The applicants are Mr and Mrs T Jackson, the freeholders of the building, and their contact details are as follows:

Mr and Mrs T Jackson  
c/o DP9  
100 Pall Mall  
London  
SW1Y 5NQ  
FAO: David Graham

The applicants are content to receive communications electronically sent to the following email address: david.graham@dp9.co.uk

### **Fee**

We understand that there is currently no fee required for this application.

### **Transport and highways impacts of the development**

The freehold of the Rosslyn Mews courtyard is privately owned by the applicants and included in their freehold title.

Private parking in the mews is available for the occupants of the building and this will continue to be the case under the proposal.

There will therefore be no transport or highways impacts of the development other than the potential positive effect of reducing vehicles associated with the office use.



### **Contamination risks on the site**

The existing office and residential uses on the site are understood neither to give rise to nor to have suffered from contamination.

### **Flooding risks on the site**

The site, sitting on Hampstead Hill, is not subject to flooding and the proposal will not change the surrounding hydrological profile.

We trust that this information is sufficient for your consideration and determination of this application.

However, if you would like to discuss any aspect of this application please do not hesitate to contact David Graham of this office.

Yours faithfully

**DP9**