



Boyer
PLANNING

Date: 08/102012

Ref: 12.515

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Online application

Dear Sir/ Madam,

171 Finchley Road, Fairfax Mansions, NW3 6JY
Planning Portal Ref: PP-02237471

Please find enclosed an application seeking planning permission for the erection of an extension to the rear of 171 Finchley Road (also known as Block 5 Fairfax Mansions) at first floor level and change of use of first to third floor from vacant office and ancillary residential use (Sui Generis) to 3 x self-contained residential flats (2 x studio and 1 x two-bed) (Class C3).

The proposed layout is for a two-bedroom flat although we recognise the generous amount of space could also be arranged as a three-bed or four-bed flat.

The proposed change of use would enable the property to be brought back into permanent residential use, providing much-needed homes for the Borough; in accordance with the aims of the NPPF (2012) to encourage sustainable growth and Camden Planning Guidance.

The application comprises:

- Completed online application form and Certificate B
- Existing and proposed drawings prepared by Simmons Taylor Hall
- Planning, Design and Access Statement prepared by Boyer Planning

No application fee is required because this application is a resubmission of the application withdrawn on 13 August 2012 (LBC ref: 2012/3067/P).

We trust the submitted application is sufficient to enable validation on receipt and anticipate your letter confirming this.

Please contact me if you have any questions about the application.



RTPI



Yours sincerely

Grant Leggett
Associate Director

Boyer Planning Ltd

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