

PJB/PD7042

email: peter.bovill@montagu-evans.co.uk

12 December 2011

Development Control
Culture and Environment
London Borough of Camden
Town Hall
Argyle Street
LONDON
WC1H 8ND

**BY PLANNING PORTAL
PP REF: PP-01740523**

Dear Sir

43 GRAY'S INN ROAD, WC1X 8PR

PROPOSED CHANGE OF USE FROM OFFICE TO RESIDENTIAL, REAR EXTENSION & CREATION OF MANSARD ROOF

On behalf of our Client, Mohamad Hossein Abedinzadeh, please find enclosed an application for planning permission and conservation area consent for the proposed:

"Change of use from office to residential, rear extension & creation of mansard roof."

The planning application includes:

1. Schedule GIR1 – Application Material Submitted;
2. Application covering letter (i.e. this letter);
3. Planning Application Form;
4. Schedule GIR2 – Drawings Submitted;
5. Application Drawings;
6. Design & Access Statement; and
7. Daylight & Sunlight Report.

Design & Use

The principle of the design and use of these proposed alterations have already been established, by virtue of planning permission (ref: 2009/0710/P) granted on 13 May 2009. This profile of the proposed extension adheres to that permitted in 2009.

Existing Office Use

The existing offices comprise a total of some 147 sqm (GIA) at first, second and third floor levels. These have been vacant for nearly 3 years, since the last tenant moved out in January 2009. No interest has been shown in occupying this space during that time.

Camden Core Strategy (adopted 8 November 2010) Policy CS8 (Promoting a successful and inclusive Camden economy) seeks to support business by, amongst other things:

“safeguarding existing employment sites and premises in the borough that meet the needs of modern industry and other employers”

The difficulties in letting this old, outmoded office accommodation is evidence by the lack of demand that has been demonstrated over the nearly 3 years that it has been vacant for.

Principle of Residential Use

Camden Core Strategy Policy CS6 (Providing Quality Homes) confirms the aims for housing, including:

“maximising the supply of additional housing to meet or exceed Camden’s target of 5,950 homes from 2007-2017, including 4,370 additional self-contained homes ...”

and

“Regarding housing as the priority land-use of Camden’s Local Development Framework.”

Supporting text re-iterates this point, including at paragraph 6.18 where:

“... regarding housing as the top priority when considering the future of unused and underused land and buildings.”

Daylighting & Sunlighting

The enclosed Daylight & Sunlight Report confirms, as in 2009, that the profile of the proposed rear extension and mansard would not have a deleterious impact on the surrounding properties.

Application Procedure

The application fee of £1,340 has been calculated in accordance with The Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2010 (Statutory Instrument No. 472). This fee has been submitted online to LB Camden today (PP-01740523 / P0001525247).

We would be grateful if LB Camden could confirm that our application is complete and will be validated shortly. If you have any outstanding queries on this matter, please contact Peter Bovill (Tel. 020 7312 7456 / peter.bovill@montagu-evans.co.uk) or Elena Walker (Tel. 020 7312 7405 / elena.walker@montagu-evans.co.uk) of this office in the first instance.

Yours faithfully

MONTAGU EVANS LLP

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