



You can use the [Planning Portal](http://www.planningportal.gov.uk/localauthoritysearch) to find the correct email address for your local planning authority.

www.planningportal.gov.uk/localauthoritysearch

Prior Approval of Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), and for Associated Operational Development*

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) Order 1995 (as amended)

* A building qualifies for this permitted development right only if it is currently used for a purpose falling with use class A1 (shops) or A2 (financial and professional services) or if it is in mixed use combining residential use with an A1 or A2 use. Development is not permitted where the cumulative floor space changing use exceeds 150 square metres. Development is not permitted where the building is listed, or is a scheduled monument, or where the building is located on Article 1(5) land, in a site of special scientific interest, in a safety hazard area or in a military explosives storage area.

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="Uzoma"/>		
Last name:	<input type="text" value="Eziefula"/>				
Company (optional):	<input type="text"/>				
Unit:	<input type="text"/>	House number:	<input type="text" value="15"/>	House suffix:	<input type="text"/>
House name:	<input type="text"/>				
Address 1:	<input type="text" value="Camden High Street"/>				
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="NW1 7JE"/>				

2. Agent Name and Address

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Uzoma"/>		
Last name:	<input type="text" value="Eziefula"/>				
Company (optional):	<input type="text"/>				
Unit:	<input type="text"/>	House number:	<input type="text" value="15"/>	House suffix:	<input type="text"/>
House name:	<input type="text"/>				
Address 1:	<input type="text" value="Camden High Street"/>				
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="NW1 7JE"/>				

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	Building number:	<input type="text" value="13"/>	Building suffix:	<input type="text"/>
Building name:	<input type="text"/>				
Address 1:	<input type="text" value="Camden High Street"/>				
Address 2:	<input type="text"/>				
Address 3:	<input type="text"/>				
Town:	<input type="text" value="London"/>				
County:	<input type="text"/>				
Postcode:	<input type="text" value="NW1 7JE"/>				

4. Description of proposal

If the building was not in use immediately before 20th March 2013, what date was it last in use? (DD/MM/YY)

What was the use of the building immediately before 20th March 2013 or the last use before that date?

The area has been unoccupied since 1992, when it was used as a storage area for a retail unit.

Please specify (including any floor space that has already changed use to a dwellinghouse under Class IA of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995, as amended by SI 2014/564) the cumulative floor space of building which is proposed to change use to a dwellinghouse:

Please describe the proposed development, and provide relevant information on transport and highways, noise, contamination and flooding risks on site. A flood risk assessment should be provided with the application where the building is located in Flood Zones 2 and 3, and in Flood Zone 1 where an area which has critical drainage problems has been notified to the Local Planning Authority by the Environment Agency:

Conversion of vacant storage area to the rear of no 13 Camden High Street, from its use as a retail storage area (use class A1) to permanent residential accomodation (use class C3).

The proposed residential flat will have a negligible impact on transport and highways, since the unit is located in close proximity to public transport, and there is adequate cycle storage space within the entrance lobby of the unit.

The proposal is for an existing ground floor and basement area, so that no excavation work is required, mitigating any contamination risks, and there is no history of flooding.

Please provide a view on the impact of the change of use on the provision of services and an assessment of how likely it is that the building could be occupied by another retail or financial/professional services use:

The impact of the proposed development will be minimal, since the area has already been created, and necessary services are in place. The one bedroom flat would have a low output of waste and provisions are in place on Camden High Street for daily removal of waste.

The storage area being proposed for conversion has been disused since it was created as part of the development of 11-13 Camden High Street, some 2 years ago. The retail shops at 11 and 13 Camden High Street have been leased out without the storage area to the rear, which currently serves no purpose. It is highly unlikely that a retailer will occupy the space, since it has no frontage to Camden High Street. The unit was marketed along with the shops at 11 and 13 and there was little or no interest in the area.

4. Description of proposal (Continued)

Where the building is located in a key shopping area, please provide a view on the impact of the proposed change of use on the sustainability of that shopping area:

The storage area being proposed for conversion has been disused since it was created as part of the development of 11-13 Camden High Street, some 2 years ago. Since the shops at 11 and 13 Camden High Street have been leased, and the area has no frontage, it cannot have any impact on the shopping area.

Please give a description of any exterior alterations which are proposed to the building, including information of any intended partial demolition reasonably necessary to carry out these works:

No exterior alterations are required.

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). <input checked="" type="checkbox"/> | 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. <input checked="" type="checkbox"/> |
| The correct fee. <input checked="" type="checkbox"/> | 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:

Uzoma Eziefula

Or signed - Agent:

Date (DD/MM/YYYY):

16/06/2014

(date cannot be pre-application)

7. Developer Contact Details

Telephone numbers

Country code:

National number:

Extension number:

07506 319 985

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.

uzoma_@hotmail.com

8. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.