

10th July 2014

savills

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Dear Sir/Madam

Application for Determination as to whether prior approval is required at

Second Floor, Linton House, 39-51 Highgate Road, NW5 1RT

The change of use to provide 13 residential units at second floor level (5 x 1 bedroom, 7 x 2 bedroom and 1 x 3 bedroom).

On behalf of the applicant, *Norman Linton (Holdings) Ltd*, we are seeking confirmation from the London Borough of Camden that the prior approval of the authority is not required in order to implement "Class J" of Schedule 2 of the Town and Country Planning (General Permitted Development) Order (GDPO) 1995 (as amended).

A cheque for the relevant application fee of £80 is enclosed.

The Proposals

- These proposals are for the change of use of the second floor to provide 13 residential units at first floor level, comprising 5 x 1-bedroom, 7 x 2-bedroom and 1 x 3-bedroom units.
- This submission is made following the grant of prior approval under "Class J" for the change of use to provide 44 residential units over first, second, third and fourth floors of the property (Ref: 2014/2367/P).
- The purpose of this application is to make internal alterations to the consented floorplans. This has resulted in the increase of the total number of units at second floor level from 11 to 13.
- As with the existing consent, no external alterations are proposed nor are there any works of extension or demolition.

The following are enclosed:

- A site location plan at a scale of 1:1000.



- A full set of existing and proposed plans to aid officers in their understanding of the site.
- Copies of the covering letter and decision notice from the existing consent (Ref: 2014/2367/P).

Conclusions

- This proposal effectively represents a minor material amendment to the previously approved plans.
- As confirmed in the previous submission:
 - The existing building at the site has a lawful B1(a) office use.
 - The site is not on contaminated land or in an area of flood risk. It is considered that there will not be any material increase or material change in the character of traffic in the vicinity of the site, indeed there will be a lesser impact on traffic in the area.
 - A Section 106 agreement is required to be entered into in order to ensure that the development is car-free, cycle parking spaces and a Construction Management Plan are provided and a highways contribution is made.

Please do not hesitate to contact us should you have any queries regarding the above and we look forward to confirmation that prior approval is granted within 56 days.

Yours faithfully

A handwritten signature in black ink that reads "Savills".

Nigel Dexter
Senior Planner
Savills