

DHA Planning
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone
Kent
ME14 3ENApplication Ref: **2014/6836/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

24 December 2014

Dear Sir/Madam

DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition J.2 of Schedule 2 Part 3 Class J of the Town and Country
Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362
and SI 2013 No. 1101)

Certificate of Lawfulness (Proposed) Prior Approval granted

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:**10 Perrin's Lane
London
NW3 1QY****Description of the proposed development:**

Change of use from offices (Class B1) to residential dwellinghouse (Class C3)

Details approved by the local planning authority:

Drawing Nos: Site location plan, 239/2, Ground floor plan, first floor plan, second floor plan, top floor plan.

Reason for approval:

Informative(s):

1 Reason for granting permission:

The proposed change of use from (B1) offices to (C3) residential use is permitted under class J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The development is likely to result in a material increase / material change in the character of traffic generated within the vicinity of the site. It is therefore considered necessary to remove the occupier's ability to apply for parking permits by requiring the applicant to enter into a S106 legal agreement to ensure that the development is car free. Due to the site constraints it is not possible to provide covered cycle storage space.

The site is not identified as being at risk of surface water flooding, and as no external works are proposed and the proposed unit is located above ground level it is considered that a full flood risk assessment is not required in this instance.

The application site has been identified as potentially contaminated. In line with the National Planning Policy Framework, where a site is affected by contamination, responsibility for securing safe development and ensuring that the site is suitable for use rests with the developer and/or landowner. The proposed change of use would not alter any land levels or involve any changes to the structure of the building or use of ground level garden areas; it is a four storey building currently occupied as an office. On balance it is considered that the proposal would not be impacted by land contamination.

Given that no external works are proposed it is considered that the proposal would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

Eight neighbours were consulted, a site notice displayed and a public notice published in the local press. Two objections have been received which have concerns about the loss of the office and impact on the Hampstead town centre. As this is a prior approval application under Class J of the GPDO the impact of the proposal on the vitality of the centre cannot be taken into account.

The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with chapters 4, 10 and 11 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Ed Watson
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.