

Regeneration and Planning  
London Borough of Camden

By Post

6 February 2015

**Prior Notification for a change of use from B1 (a) (offices) to C3 (residential)**

**Ground & Lower Ground Floor Premises  
12 South Grove, Highgate, London N6 6BJ**

This is an application seeking prior approval of the change of use of the ground floor and basement premises, 12 South Grove, Highgate, N6 6BJ from B1(a) (offices) to C3 (residential). This is considered to be an appropriate use as both the upper floors of this property and the adjoining houses are in residential use.

The site is not within a safety hazard area or military explosives area. The building is not statutory listed or a scheduled monument. It is not covered by an Article 4 Direction. No changes are proposed to the exterior of the building.

Permitted Development Regulations require that the following issues are addressed:

**Transport and Highways Impacts of the Development**

The change of use from offices to residential will ease pressure on transport and parking, as there will be no commuter traffic to the offices, nor extra pressure of clients visiting the offices during the day. There are good transport links on the High Street, with buses going into London and to the tube. The change of use would result in an overall reduction of traffic flow movements to and from the immediate vicinity.

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Flooding risks on the Site

The site lies outside of any defined areas of flooding as defined by Environmental Flood Risk maps. The change of use would not result in any increased flood risk to the site itself or the local area.

Contamination

An extensive environmental report of the site has been carried out by Argyll Environmental Ltd on 18 September 2014 to assess the sources of potential contamination with regard to historical land use, environmental data and current land uses. The assessment concludes that the site is not the subject of any contamination.

The following documents accompany this application:

- 1 Application form
- 2 Cheque for £80.00
- 3 Site plan
- 4 Plan
- 5 Environmental assessment Pass Certificate. [Full report available]

I submit that this letter and the documents listed above demonstrate that the change of use of 12 South Grove from office (B1) (a) to residential (C3) is in accordance with Part J of the Town and Country Planning (General Permitted Development ) Order 1995 (as amended). Therefore I respectfully request that you confirm approval for this change of use.

Yours

John B