

Mr John Bott  
Park Villa  
Fitzroy Park  
London  
N6 6HS

Application Ref: **2015/1025/P**  
Please ask for: **Simon Vivers**  
Telephone: 020 7974 **4206**

9 April 2015

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:**

**12 South Grove  
London  
N6 6BJ**

#### **Description of the proposed development:**

Change of use from office (B1) to 1 x residential unit (C3).

#### **Details approved by the local planning authority:**



Drawing Nos: Floor Plan, Planning Statement prepared by John Bott, Site Check prepared by Argyll Environmental.

**Reason for approval:**

Informative(s):

1 Reasons for granting permission.

The proposed change of use from (B1) office 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 situated in an area which has a PTAL score of 3, which indicates that it has a medium level of accessibility by public transport. The site is located within Controlled Parking Zone, which is not considered to suffer from parking stress. On this basis, it is not necessary 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; however, external cycle storage opportunities are available within the rear garden of site at ground floor level.

The site is not identified as being at risk of surface water flooding in accordance with Council's flood mapping. The site is identified as falling within an area affected by contaminated land. However, the applicant has submitted documentation prepared by Argyll Environmental which demonstrates satisfactorily that there would be no impact on the health or amenity of prospective occupants. Additionally, the proposed change does not require any works which would disturb potentially affected land.

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.

4 neighbours were consulted, a site notice displayed and a public notice published in the local press. No objections have been received. The sites planning history 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

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