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Prior Approval of a Proposed Change of Use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouse)

Town and Country Planning (General Permitted Development) Order 1995 (as amended)
Development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order from a use falling within Class B1(a) (offices) of that Schedule*

*Development is not permitted where the building is on Article 1(6a) land, is a Listed Building or Scheduled Ancient Monument, or is or forms part of a safety hazard area or 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	2. Agent Name and Address
Title: <input type="text" value="MR"/> First name: <input type="text" value="ANTONIO"/>	Title: <input type="text"/> First name: <input type="text"/>
Last name: <input type="text" value="CINOTTI"/>	Last name: <input type="text"/>
Company (optional): <input type="text" value="SALVINO"/>	Company (optional): <input type="text"/>
Unit: <input type="text"/> House number: <input type="text" value="47"/> House suffix: <input type="text"/>	Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>
House name: <input type="text"/>	House name: <input type="text"/>
Address 1: <input type="text" value="BRECKNOCK ROAD"/>	Address 1: <input type="text"/>
Address 2: <input type="text"/>	Address 2: <input type="text"/>
Address 3: <input type="text"/>	Address 3: <input type="text"/>
Town: <input type="text" value="LONDON"/>	Town: <input type="text"/>
County: <input type="text"/>	County: <input type="text"/>
Country: <input type="text"/>	Country: <input type="text"/>
Postcode: <input type="text" value="N7 0BT"/>	Postcode: <input type="text"/>

3. Site Address Details

Please provide the full postal address of the application site.

Unit: <input type="text"/>	Building number: <input type="text" value="47"/>	Building suffix: <input type="text"/>
Building name: <input type="text"/>		
Address 1: <input type="text" value="BRECKNOCK ROAD"/>		
Address 2: <input type="text" value="LONDON"/>		
Address 3: <input type="text"/>		
Address 4: <input type="text"/>		
Postcode: <input type="text" value="N7 0BT"/>		

4. Description of the Proposed Development

Please describe the proposed development, including relevant information covering transport and highways impacts of the development; contamination risks on the site; and flooding risks on the site.

This application is for Change of Use from Class B1(a) Office to Class C3 Residential under the amendment to Permitted Development rights that came into force on 30 May 2013.

47 Brecknock Road consists of a main three storey building fronting onto Brecknock Road together with a separate two storey rear building accessed from the side alley. The buildings are divided into a variety of use classes, as confirmed in the attached Business Rate statement. The main building has retail on the ground & lower ground floors with residential to the 1st & 2nd floors above, whilst the rear building is used for storage on the ground floor and office use on the 1st floor.

This application is for prior approval to change the use of the 1st floor of the rear building from Office to Residential.

Note that the most recent planning application for this address, (ref: 2010/6071/P) granting permission for a side dormer extension to the rear building, refers only to storage use whereas the Business Rate statement clearly refers to office use. Rates have been paid on this basis for many years.

There is no requirement to extend the building and any alterations will generally be internal or within the existing fabric. Since the footprint of the building will remain as existing it can be assumed there are no risks of contamination.

The attached plans from London Borough of Camden Strategic Flood Risk Assessment July 2014 indicate that there is no risk from surface water flooding or a 1 in 1000 year event. The area does not fall within critical zones for increased susceptibility for elevated groundwater, internal or external sewer flooding.

This section of Brecknock Road is dominated by retail premises, accordingly there is limited street parking with short stay restrictions allowing access to the shops. There is no residents parking and it is assumed that this change of use would not qualify for a residents permit. There would be no material increase or material change in the character of the traffic in the vicinity of the site and therefore the transport and highways impacts of the development are insignificant.

If the building was not in use immediately before 30th May 2013, when was it last in use? Date (DD/MM/YYYY)

What was the use of the building immediately before 30th May 2013 or the last use before that date?

See above and attached Business Rate statement for mix of uses to the whole building.

This application refers only to the 1st floor of the rear building which is currently Class B1(a) Office and was so immediately before 30th May 2013.

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).



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. Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service (www.planningportal.gov.uk/buyaplan)



The correct fee



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:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

7. Developer Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address:

8. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address: