

Our Ref: LG-WHM-002

Your Ref:

Mr Tendai Mutasa  
Planning Department  
5 Pancras Square  
c/o Town Hall  
Judd Street  
London  
WC1H 9JE

20<sup>th</sup> July 2015

*SENT BY EMAIL*

Dear Tendai,

**SUBMISSION OF NOTIFICATION – PRIOR APPROVAL PERMITTED DEVELOPMENT: CLASS B1(a)  
(OFFICE) TO CLASS C3 (RESIDENTIAL)**

**GREENE HOUSE, 1A WEST HAMPSTEAD MEWS, LONDON NW6 3BB**

In accordance with Class O, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, we write on behalf of our client Mr B Jacob Green to apply to the London Borough of Camden (the Council) for determination as to whether the Prior Approval of the Council will be required in respect of the proposed change of use of the existing Class B1 (a) (office) floorspace to Class C3 (residential) use, at 1A West Hampstead Mews (the site).

**The Development**

It is the developer's intention to convert the existing B1(a) office use to C3 residential use. The conversion of the building will allow the creation of two residential units. The proposal relates to the internal change of use of the B1(a) floorspace only and there are no external changes to the appearance of the buildings proposed by this application. Therefore, no changes are proposed that would constitute development that would require planning permission. Prior approval has already been given by the council for the change of use from office to one residential unit under application reference: 2014/0729/P. that application confirmed that the principle of the change of use under the then Class J was acceptable in highways, flooding and contamination terms.

**Developer's Contact Details**

Mr B Jacob Green is the developer in this case. However, all correspondence pertaining to this application should be directed to:

Alexandra Webster  
Andmore Planning Ltd  
16 Old Town  
Clapham  
London  
SW4 0JY

[alexandra@andmoreplanning.com](mailto:alexandra@andmoreplanning.com)

0203 667 2604





### **Conditions**

The site is not within areas described in the table in Schedule 1 of Part 3 of the Order and is therefore not considered to be designated as Article 2(5) Land. The site is not within a safety hazard area or military explosives area. The building is not statutory listed or a scheduled monument. As above, it is not covered by an Article 4 Direction removing the right under Class O of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015.

Regard has been had to Part O.2 of the legislation, as set out below.

#### **(a) transport and highways impacts**

As per the previous prior approval application for the creation of one residential unit, the likely vehicular trip generation levels of the proposal compared to the existing use will be significantly lower, and therefore the change of use would result in an overall reduction in site traffic flows. As such, and as per the previous approval, the proposed change of use would be entirely acceptable on transport and highways grounds and would not give rise to a 'material increase or a material change in the character of traffic in the vicinity of the site'. The applicant is willing to enter into a S106 Agreement similar to that previously drafted and looks forward to discussing this in due course.

#### **(b) contamination risks**

The development is for a change of use of the existing floorspace and there is no external work proposed and no internal alterations that would affect the foundations of the buildings. As per the assessment of the previous prior approval application the site is not considered contaminated land as described in Part 2A of the Environmental Protection Act 1990(a), therefore there are no contamination risks resulting from the proposed development.

#### **(c) flooding risks**

The site is within flood zone 1, meaning it has a low probability of flooding from a river or the sea. It is not within a critical drainage area. The development proposed the change of use of an established office building therefore the building footprint will remain unchanged. Furthermore, existing ground conditions will remain therefore surface water runoff around the site will not be increased as a result of this proposal. It is therefore considered that the proposal will not result in a material change in flood risk.

### **Other Matters**

As well as the above conditions, description and contact details the legislation, at Part W, also requires the submission of a plan showing the location of the site and the proposed development. As such, please find attached a site location plan and existing and proposed layout plans to assist your consideration.

We understand that a fee of £80 is required for such an application, and as such this has been paid over the telephone.

I trust you have everything you require to determine that prior approval is not required for the proposed change of use to Class C3 (dwellinghouses) from Class B1(a) (offices). Please do let me know on the contact details above if you require anything further.

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Yours sincerely,

A handwritten signature in black ink that reads "A Webster". The signature is written in a cursive style with a long horizontal stroke at the end.

**Alexandra Webster**

Andmore Planning

[alexandra@andmoreplanning.com](mailto:alexandra@andmoreplanning.com)

