



FAO Jon Sheehy
Planning Department
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

8 October 2015

Our Ref: 09/0822

Dear Jon,

38A Highgate West Hill – Application for a temporary change of use from C3 Residential to B1a Offices

In regards to our ongoing discussions, please see enclosed on behalf of Copan Management Limited, a planning application for the temporary use of the building as offices as falling within Class B1a of the Town and Country Planning (Use Classes) Order 1987 SI 1987/ 764 (as amended by SI 2015/597) until the end of March 2016.

This is a retrospective planning application for temporary consent involving the change of use of the property from C3 Dwelling House to B1a Business for the period from October 2014 to end of March 2016. The application is solely for a change of use application, and the proposals do not involve any physical alterations to the building.

The property is currently being used as a site office for the dwelling at 41 Highgate West Hill, while the listed building and its grounds are being restored. The office accommodates five members' of staff with their working hours from 8am to 7pm Monday to Saturday.

The Grade II* listed house and other independently listed garden structures at 41 Highgate West Hill all require expert and high quality restoration. Consequently, there are large numbers of personnel needed to facilitate a prompt restoration and they need close access to the site. Given that 38A was vacant at the time, it was seen as an opportunity to expand the office space, to accommodate the large specialist team.

As the proposal is only a temporary arrangement, and the unit will revert back to residential after a short period of time, it is not considered that the proposal has resulted in the loss of a permanent residential unit, and thus will not impact long term on the supply of homes in the Borough in accordance with Policy CS6, DP2 and DP13 of Camden's Local Policies.

In terms of amenity, it is considered that the proposed office has not had any adverse impact on residential amenity, as there are no noisy activities, and the hours of operation are within daytime hours. As there will only be maximum of 5 people at the property at any one time, it is considered that there will be no more disturbance than one would expect for a large family home.

Indeed, paragraph 1.14 of Camden's Development Management Plan states '*by definition, business uses within Use Class B1 should be capable of operating in residential areas without having an adverse impact on residential amenity*'. Also, B1 uses are defined in the UCO as those capable of taking place in a residential environment.

Further, as there is no car parking on site, the change of use has not resulted in any additional car trips to and from the premises, so has not created any highways issues. It is therefore considered that the proposal fully accords with Policy DP16 and DP26 of Camden's Development Management DPD, and has not resulted in amenity or transport implications.

The following has been submitted via the Planning Portal in support of this application;

- Planning Application Form;
- Planning Application Fee;
- Photos of the property;
- Location Plan 363 (GA) 200;
- Site Plan 363 (GA) 100;
- Existing Floorplan 363 (NB) 110;
- Proposed Floorplan 363 (GA) 300;

We trust that the enclosed information is in order and look forward to receiving confirmation of validation. Please let me know if you have any queries in the meantime.

Yours sincerely,



Grace Mollart
Planning Assistant

Planning Potential

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