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Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3)

Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 3, Class O

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 2(5) land, is a Listed Building or is within the curtilage of a listed building or the site is, or contains, a Scheduled 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="Andrew"/>	Title: <input type="text" value="Mr"/> First name: <input type="text" value="Stuart"/>
Last name: <input type="text" value="Taylor"/>	Last name: <input type="text" value="Rowland"/>
Company (optional): <input type="text" value="Patel Taylor"/>	Company (optional): <input type="text"/>
Unit: <input type="text"/> House number: <input type="text" value="48"/> House suffix: <input type="text"/>	Unit: <input type="text"/> House number: <input type="text" value="48"/> House suffix: <input type="text"/>
House name: <input type="text" value="Rawstorne Street"/>	House name: <input type="text" value="Rawstorne Street"/>
Address 1: <input type="text"/>	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="Islington"/>	Town: <input type="text" value="Islington"/>
County: <input type="text"/>	County: <input type="text"/>
Country: <input type="text"/>	Country: <input type="text"/>
Postcode: <input type="text" value="EC1V 7ND"/>	Postcode: <input type="text" value="EC1V 7ND"/>

3. Site Address Details
Please provide the full postal address of the application site.
Unit: <input type="text"/> Building number: <input type="text" value="85"/> Building suffix: <input type="text"/>
Building name: <input type="text" value="Royal College Street"/>
Address 1: <input type="text" value="Camden"/>
Address 2: <input type="text" value="London"/>
Address 3: <input type="text"/>
Address 4: <input type="text"/>
Postcode: <input type="text" value="NW1 0SE"/>

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.

The proposal is for property 85 Royal College Street ground floor and mezzanine level permanent change of use from studio office (Class B1a) to dwellinghouse (Class C3), under permitted development. The ground floor and mezzanine level were previously used as a studio office and the properties upper floors levels 1-3 were a maisonette dwelling. The ground floor and mezzanine levels are not currently being utilised as a studio office and the proposal is to change the use class of the ground floor and mezzanine level to dwellinghouse class C3. The change of use class from office to dwellinghouse does not include any new dwellings, no new floorspace or bed spaces. The ground floor and mezzanine level would be used along with the existing residential use on the upper floors to form a single dwellinghouse. The proposed change of use internal floor area for the ground floor and mezzanine levels is under 100sqm in total.

The property is not a listed building and does not involve any external works. There are no contamination risks on site and the property is located within flood zone 1, therefore flooding from rivers is very unlikely. The change of use application does not include any new dwellings so there will be no transport or highway impacts.

If the building was not in use on 29th May 2013, when was it last in use?

Date (DD/MM/YYYY)

What was the use of the building on 29th May 2013 or the last use before that date?

The properties ground floor and mezzanine level were used as studio office space class B1a and the upper floor levels 1-3 were a maisonette dwelling.

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:



Date (DD/MM/YYYY):

08.03.2016

(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:

StuartRowland@pateltaylor.co.uk