
PLANNING STATEMENT

FOR

APPLICATION FOR MINOR AMENDMENT TO APPROVED
AREA OF CHANGE OF USE
PURSUANT TO PLANNING PERMISSION 2016/1806/P

AT

14 DALEHAM MEWS,
LONDON NW3 5DB

XUL Architecture,
September 2016

1. Introduction

This statement has been prepared and submitted in support of the application for minor amendment to the change of use from vehicle repair garage (B2) to ancillary residential use (C3) as approved under Planning Permission 2016/1806/P, dated 9 May 2016.

2. Planning History - Change of Use Applications

The following applications have been submitted in the past with regard to change of use from B2 use to C3 use;

- 2014/1909/P – Application for Change of Use of existing repair garage (Class B2) to residential (Class C3), with additional first floor extension and new flat glass roof above workshop. Permission refused.
- 2015/3844/P – Application for Change of Use from domestic garage to habitable room. Permission granted.
- 2016/1806/P – Application for Change of Use for 15 sqm of existing vehicle repair garage (Class B2) to residential use (Class C3). Permission granted.

3. Proposed Minor Amendment

The proposed change does not result in the loss of either commercial or residential use area; the proposed exchange of use areas is a straight swap of areas of the same size, but in different locations.

This application proposes to exchange an area of approximately 3 sqm of the approved change-of-use-area at the rear of the property for a different area of 3 sqm at the front of the property. This effectively means that an area of 3 sqm of the approved 15 sqm of change of use will revert back from residential use (Class C3) to vehicle repair garage use (Class B2) in lieu of an area of B2 use that is intended to become designated for C3 use.

4. Design Reasons for Proposed Minor Amendment

In order to improve the quality, proportions and functional use of the office allocated for the workshop it is crucial that the lightwell area at the rear of the property reverts back from residential use to commercial use.

The provision of a glazed wall and door opening in conjunction with the glazed roof above will provide the office with a high level of amenity.

In lieu for the loss of the 3sqm of residential use area at the rear it is proposed to allocate 3sqm at the front of the property for residential use. This will provide the self-contained flat with a larger room off the entrance hallway that can be used as home office and storage space.

5. Conclusion

The proposed exchange of use areas is a swap of equal sized areas without changes to the overall areas for B2 use and C3 use.

The proposed swap of areas would enhance the quality of accommodation for both, the existing garage use as well as the residential property. It would not cause harm to the amenities of neighbouring occupiers.

The mixed use of the site would be retained. No harm to the significance of the Conservation Area would result.