

To: Gracie, Ian
Cc: Jones, Phil (Councillor); Meric Apak; Gibbs, Kate; Shapiro, Jeremy; Headlam-Wells, Jenny (Councillor); Gould, Georgia (Councillor); Berry, Sian (Councillor); Inkerman Area Residents Association
Subject: 22-24 PoW Rd 2016/6298/P

Dear Ian Gracie

You're the case officer for a new planning application for change of use from retail to residential at 22-24 PoW Rd.

The application documents make clear the existing retail space has been marketed over the Summer (since July roughly) at a rent of £30,000. Much is made of the fact that there have been no takers.

I want to draw your attention to the fact that the applicant's last commercial tenant who left in June after nearly 20 years, paid £17,500 pa + service charges + 38% of works on building at the time of their departure.

Affordable workspace is a serious issue.

Its availability depends on freeholders such as the 2016/6298/P applicant taking their role as a commercial landlord seriously. Without a realistic, non-avaricious mediation between urban space and the small business sector, we will surely destroy the SME presence in neighbourhoods like Kentish Town. In other words, the huge value uplift offered by C3 c-o-u is a perverse incentive.

You will know already about the impact of PDO on areas such as ours (Imperial Works, Angler's Lane, Linton House, Spectrum House etc), and the destruction of small business space through CIP sell-off of employment sites across NW5 (Lawn Rd, Vicars Rd, Camden Rd, Weedington Rd, Allcroft Rd). A huge swathe of smaller c-o-u consents has been granted.

We note on the other hand, that at Hargrave Place and 17 Fleet Rd Camden resisted loss of small scale employment space.

I believe it's your job to challenge the applicant about the seriousness of their commitment to let the retail space at a realistic price.

Your own commercial property and economic development departments can give you an idea about what rents work in the area.

I ask that Cllr Phil Jones takes a moment to ensure that this background research is part of your DC case evaluation. Without it, I can't see how you can get a realistic perspective on matters.

For instance, the extremely unprepossessing space at 104 Queen's Crescent - a stone's throw from PoW Rd - was let by Camden to a charity-user around a year ago. There were multiple offers for the space (around 12 serious ones I believe). The rent sought by Camden was reasonable.

Units in the rebarbative Burmarsh Workshops (close to PoW Rd) have been successfully let at prices between £15-£20K pa. The unit size is close to that offered at 22-24 PoW Rd

The PoW Rd space would work very well as an office for an architect or small fashion-house, as well retail. There are alternatives to residential.

A culpably weak argument for not taking an opportunity to insist on ground floor business use was given by the case officer recently in determining the application for 3 Malden Road. She argued the site in question lies outside a neighbourhood centre (ignoring its surrounding cluster of retail resembling the situation around 22-24). Here are her words:

Neighbouring residents have objected to the basis that the applicant should provide an active frontage at ground floor level. This has been explored by the applicant however it has been found to be unviable to provide a commercial unit at ground floor level. The site is not located within a designated town centre or shopping area and therefore the applicant is not required to provide a commercial unit at ground floor level.

The policy D1 sets an agenda for protecting and enhancing local economic capacity - “The Council will resist development of **poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.**”

I shall be writing to you with a formal objection of course, not least to point out the architectural awkwardness of the residential arrangement proposed.

Please respond to this email.

regards,

Tom Young

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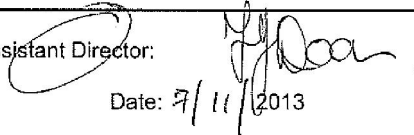
tom young

19 Bassett Street, London, NW5 4PG



LONDON BOROUGH OF CAMDEN		WARDS: All
REPORT TITLE: Update on the recent changes to the General Permitted Development Order		
REPORT OF: Director of Culture and Environment		
FOR SUBMISSION TO: Development Control Committee		DATE: 19 th November 2013
SUMMARY OF REPORT: Update on the recent changes to the General Permitted Development Order Local Government Act 1972 – Access to Information No documents that require listing were used in the production of this report Contact Officer: Kathryn Byrne Fast track and validation team manager, Development management Telephone: 020 7974 2125 kathryn.byrne@camden.gov.uk		
RECOMMENDATION:		
To note the report		

Signed by Director / Assistant Director:



Date: 7/11/2013

1.0 Introduction

This report is an update on the changes to the use and physical works provisions within the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013. These changes became effective from 30th May 2013. The previous report to Development Control Committee dated 11th July 2013 provides a comprehensive update of the all the changes. This report provides an update on the number of applications received to date for relevant Classes.

2.0 Class J - Change of Use to Residential from Offices (temporary provision)

From 30 May 2013 until 30 May 2016 permitted development (PD) rights have been extended to allow change of use of a building from offices (B1a) to residential (C3) except for:

- Buildings lying within the Central Activities Zone or close to it (see exemption map and Appendix 1)
- Buildings that are listed or a scheduled monument
- Buildings which lie in a safety hazard area or military explosives storage area
- Buildings not used as B1a offices immediately before 30 May 2013 (or not last used as B1a if not in use immediately before 30 May 2013).
- The change of use must begin before 30 May 2016

Before development begins the developer must apply to the Camden Planning Department for a determination on whether prior approval is required as to:

- The developments transport & highways impacts
- The sites contamination risks
- The sites flooding risks

In determining these types of applications, Class N(7) states that the local planning authority may require the developer to submit such information regarding the impacts and risks referred to in paragraph J2 [i.e. the transport and highways impacts of the development] as the case may be, as the local planning authority may reasonably require in order to determine the application, which may include—

- (a) assessments of impacts or risks;
 - (b) statements setting out how impacts or risks are to be mitigated.
- (8) The local planning authority shall, when determining an application—

- (a) take into account any representations made to them as a result of any consultation under paragraphs (3) [noted above]...;
- (b) have regard to the National Planning Policy Framework issued by the Department for Communities and Local Government in March 2012 as if the application were a planning application;

Paragraph 29 states that “the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel”. It also recognises that “different communities and opportunities will maximise sustainable transport solutions will vary from urban to rural areas.” Given that Camden is within a densely populated urban area of London it is considered necessary to maximise sustainable transport solutions.

- 2.1 Since 30th May 2013 we have received a total of 59 prior approval applications. 10 applications have been refused and 29 applications have been granted.
- 2.2 A total of 195 residential units have been granted. The largest scheme granted was for 46 residential units (41 x1 bedroom, 5 x 2 bedroom) at 100, 100a, 100b Chalk Farm Road (2013/5105). Kentish Town Ward has received the highest number of applications (x12), followed by Haverstock Ward (x7).

Table 1: number of units sizes permitted (n.b does not include all residential granted, as unit size is not required as part of the submission)

Studio	17
1 Bed room	62
2 Bed room	44
3 Bed room	30
4 Bed room	12
5 Bed room	1

- 2.3 The Council has considered the highways impacts of the changes of use and whether to seek appropriate mitigation measures to mediate against any highways impacts. The council has sought S106 agreements to mediate against the additional parking stress, these have covered- car- free, car- capped; provision of cycle storage and construction management plans where appropriate.
- 3.0 **Class D - Change of Use to a flexible Use within Use Classes A1, A2, A3, or B1 from Classes A1, A2, A3, A4, A5, B1, D1 and D2 for a Temporary 2 year period.**

From 30th May 2013 for a temporary period of 2 years, PD rights allow buildings in A1 (shop), A2 (financial/professional services), A3 (restaurant/cafe), A4 (drinking establishment), A5 (hot food takeaways), D1 (non-residential institution) and D2 (assembly/leisure)

use to change to a flexible use within the A1, A2, A3 and B1 use classes. The property may change from one flexible use to another within the 2 year period. Change of use is not permitted where:

- The floor space of the building is more than 150sqm
- The building is listed or is a scheduled monument
- The site has at any time in the past relied upon permission granted by Class D
- The site lies in a safety hazard area or military explosives storage area

Before the flexible use begins, the developer must notify Camden Planning Department of:

- The type of use
- The date that the use is due to commence

The developer must notify Camden Planning Department of any change of the flexible use within the 2 year period. The site must revert to its lawful use at the end of the 2 year period.

- 3.1 The Council has been notified of 8 sites, mainly within Camden Town and Bloomsbury Wards. All sites have been for a change of use from Class A1 to Class A3.

4.0 Increase in size of house extensions

From 30 May 2013 until 30 May 2016 single storey extensions to detached houses of 8 metres and 6 metres in case of other houses beyond the rear wall of the original dwelling are PD, subject to other restrictions in Class A of Part 1 of Schedule 2 of the General Permitted Development Order (GPDO) where:

- The extension is 4m or less in height
- The house lies outside any conservation area

Before development begins on these larger extensions the developer must notify Camden Planning Department and provide the following:

- Description of proposed development (size of extension beyond house's original rear wall, its maximum height and height to eaves)
- Plan showing site and proposed development
- Addresses of adjoining premises
- Developers contact details and email address

Camden Planning Department has **42 days** from notification to advise the developer as to whether prior approval is given or refused and not just to advise that prior approval is required. Camden Planning Department must notify adjoining owner/occupiers and send a copy of

the notice to the developer. If no objections are received, prior approval is not required. Where adjoining owners/occupiers object, prior approval is required to allow the planning department to consider the impact on the amenity of owners/occupiers of all adjoining premises (not just that of the objectors). Camden Planning Department can seek additional information from the developer to assess the impact on amenity. The development must be completed on or before 30 May 2016 and the developer must notify the local planning authority (LPA) of the completion of the development in writing.

- 4.1 Since the 31st May 2013, we have received 6 applications. 3 applications have been granted and 1 refused. There are currently x 2 applications awaiting determination.

5.0 Temporary removal of Prior Approval Procedure for Installation of Telecommunication Equipment in Conservation Areas

From 30 May 2013 until 30 May 2018 the construction, installation or replacement of telegraph poles, cabinets or lines for fixed-line broadband services will not require prior approval from Camden Planning Department. The development must be completed on or before 30th May 2018.

- 6.0 No applications have been received for all other PD changes, including Schools.

7.0 Use of Article 4 Directions

- 7.1 Some councils have introduced Article 4 Directions in response to changes to permitted development rights. An Article 4 Direction has the effect of requiring a planning application for development that would otherwise have been permitted under the General Permitted Development Order. The application may still be approved but will have been assessed for acceptability in accordance with the Council's planning policies.

- 7.2 For example, Islington are introducing a 'non-immediate' Article 4 direction to withdraw the recent permitted development right allowing change of use from office to residential. Non-immediate Article 4 Directions come into effect after a 12-month notice period. The Secretary of State for Communities and Local Government has the power to revoke or modify Article 4 directions and has requested additional information from Islington in justification of their Direction. If confirmed, the Islington Article 4 is due to come into effect in July 2014. Until that time, the office to residential permitted development rights apply. Following that time, a change of use from office to housing would require a planning application to be submitted to the council.

- 7.3 Southwark have brought in an 'immediate' Article 4 direction to remove permitted development rights for changes of use from of A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food takeaways) to A2 (financial and professional services) in Southwark's protected shopping frontages and to remove the permitted development rights for temporary changes outlined in section 3.0 of this report. These are aimed at controlling the number of betting shops, pawnbrokers and pay day loan shops in the borough's town centres.
- 7.4 Therefore, in Southwark planning permission is now required for all changes to uses within the A2 use class in protected shopping frontages. All A2 uses are affected as it is not possible to single out items within a use class (such as betting shops and pay day loan stores). Also, the Direction cannot stop existing A2 uses from changing in to betting shops or pay day loan stores as an Article 4 Direction cannot restrict changes within the same use class.
- 7.5 Immediate Directions come into effect as soon as they are made but the council is liable to compensation claims for a year after making the Direction if they refuse planning permission for anything that would otherwise have been permitted development.
- 7.6 Officers will be taking a report to the Portfolio Holder for Sustainability, Transport and Planning which will consider options for the use of Article 4 Directions in Camden.

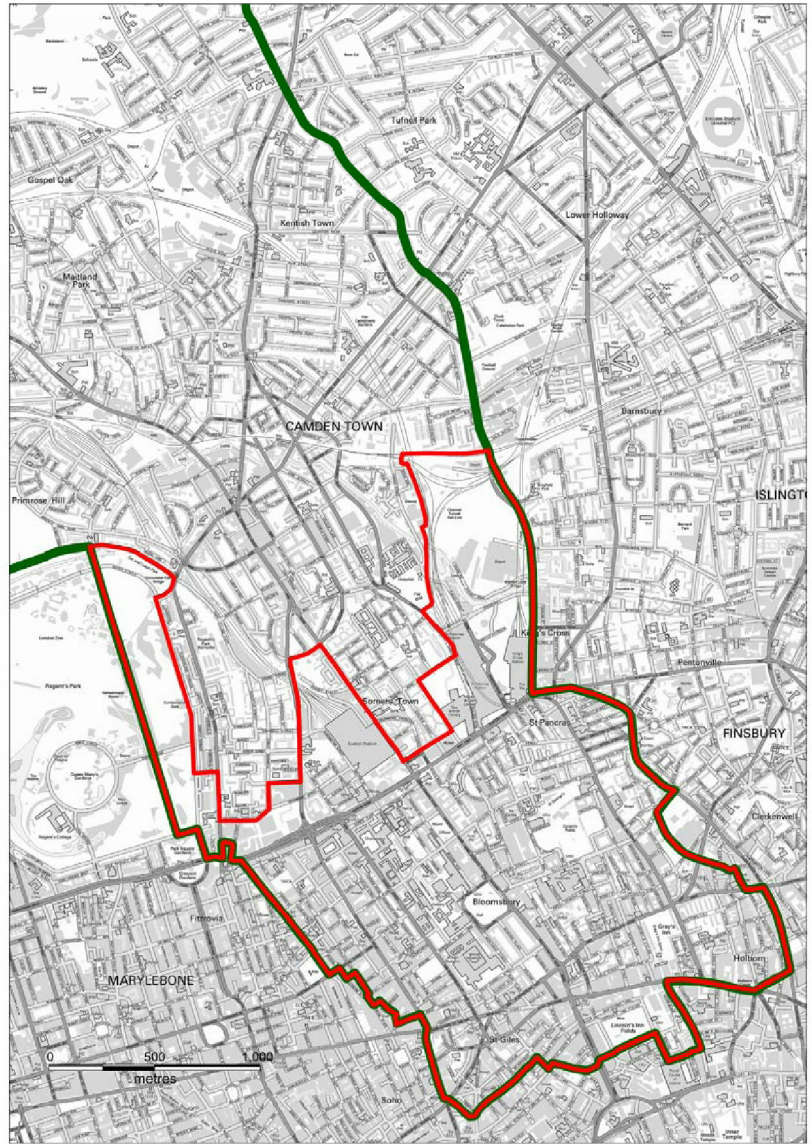
8.0 Comments of the Head of Legal Services

None

9.0 Comments of the Director of Finance

None

London Borough of Camden | Area for Exemption - Central Activities Zone
Permitted development rights for change of use from commercial to residential



Appendix 1 CAZ zone

Use Class	Description	Permitted Changes
A1	Shops (retail display and sale of goods (excluding hot food), post offices, travel / ticket agencies, sandwich / cold food retailers (for off-premises consumption), funeral directors, domestic / personal goods hire, washing, dry cleaning and repair services, internet cafes)	C3 (ancillary parts on upper floors only) ^Δ
A2	Financial and professional services (provision of financial or other professional services (other than health or medical services), or any other services appropriate in a shopping area if provided principally to members of the public)	A1 (if gnd. floor display window) ^Δ OR C3 (ancillary parts on upper floors only) ^Δ
A3	Restaurants and cafés (sale of food and drink for consumption on the premises or of hot food for consumption off the premises)	A1 or A2 ^Δ
A4	Drinking establishments (public houses, wine bars or other drinking establishments, excluding night clubs)	A1, A2 or A3 ^Δ
A5	Hot food takeaways (sale of hot food primarily for consumption off the premises) NB tables & chairs on site do not necessarily exclude it from this category.	A1, A2 or A3 ^Δ
B1	Business (offices for purposes not falling within A2, research and development and industrial processes, in each case the use being one which would not detriment the amenity of a local residential area, regardless of actual location)	B8 (if 500m ² or less) ^Δ OR B1(a) to C31 ^Δ
B2	General industrial (industrial use not falling within B1)	B1 or B8 (if 500m ² or less)
B8	Storage or distribution (use primarily as a storage or distribution centre)	B1 (if 500m ² or less)
C1	Hotels (hotels, boarding and guest houses (excluding hostels) in each case, not providing any significant element of care)	None
C2	Residential institutions (residential accommodation and care not falling within C3, hospitals / nursing homes and use for residential education / training)	None
C2A	Secure residential institutions (prisons, young offenders institutions; detention, secure training, custody and short-term holding centres, secure hospitals or local authority accommodation and military barracks)	None
C3	Dwelling Houses This incorporates 3 types of use: i) By a single person or family; ii) By not more than six persons living together as a single household and receiving care; or iii) By not more than six persons, with no element of care and not falling within C4 (e.g. lodgers, community groups).	None
C4	Houses in multiple occupation (use by three - six unrelated individuals as a main residence sharing basic amenities)	C3
D1	Non-residential institutions (medical or health services, crèches, day nurseries or day centres, schools, art galleries (other than for sale or hire), museums, public libraries or reading rooms, public halls, religious premises and law courts)	None ^Δ
D2	Assembly and leisure (cinemas, concert halls, bingo halls, dance halls, swimming baths, skating rinks, gymnasiums and sport/recreation centres not involving motorised vehicles or firearms)	None ^Δ
Part 6	Agricultural Buildings (if 500m ² or less and in use since 3 July 2012 or, if later, a period of at least years) [‡]	A1, A2, A3 B1 or B8 C1 D2

Change of use from office to Residential

Application No	Application Number	Site Address	Development Description	Ward	Number of units	Number of bedrooms
1	2013/5258	13 Brecknock Road	Change of use from Office B1a - Offices) to residential (use Class C3 - Dwelling House)	Kentish Town	1	1x1 bed
2	2013/5808	43 47 King's Terrace	Change of use at first and second floors from offices (Class B1a) to 3 x 2 bed flats (Class C3)	Regents park	3	3x 2 bed
3	2013/5812	1-8 Stucley Place, NW1 8NS	Change of use from B1(a) offices to 9 x3 bedroom dwelling houses (C3)	Camden Town	9	9 x 3 bed
4	2013/5949	Ground floor, 5/6 Rosslyn Mews	Change if use from office to 1 x self contained residential flat	Hampstead Town	1	1
5	2013/6128	Station House 9-13 Swiss Terrace Belsize Road	Change of use from office (Class B1a) to 14x residential units (Class C3) comprising 2x studios, 6x 1-bedroom and 6x 2 - bedroom at first to fifth floor level.	Swiss Cottage	14	2x studios, 6x 1 bed, 6 x 2 bed
6	2013/6427	The Lodge 25 Mandela Street Portland House Ryland Road London	Change of use from offices (Class B1a) to residential unit (Class C3) at ground and first floor level	St. Pancras & Somers Town	1	1
7	2013/6447	Portland House Ryland Road London NW5 3EB	Change of use of ground floor from office (Class B1a) to 3 x 2 bedroom residential units (Class C3)	Kentish Town	3	3x2 bed
8	2013/6540	136 Gloucester Avenue	Change of use from office (Class B1A) to residential (Class C3), providing 2 x self-contained one bedroom flats.	Camden Town	2	2x 1 bed
9	2013/6589	Utopia Village 7 Chalcot Road London	Change of use from offices (Class B1a) to 53 residential units (Class C3)	Camden Town	53	
10	2013/6690	33B Mill Lane	Change of use from office (Class B1a) to residential (Class C3) to provide 1 x 2-bedroom flat.	Fortune Green	1	1x 2bed
11	2013/6704	35 Inkerman Road	Change of use from office (Class B1) to 2x bedroom residential maisonette (Class C3) at basement and ground floor level	Kentish Town	1	2 x bed
12	2013/6793	68A Delancey Street Flat 11	Change of use from office (Class B1) to one 5 x bedroom dwelling house (Class C3)	Camden Town	1	5 x bed
13	2013/6797	155 Regents Park Road	Change of use from office (Class B1a) to residential (Class C3) to create 1x 5 bedroom flat.	Camden Town	1	5 x bed
14	2013/6799	71 Fortess Road London	Change of use from office (Class B1a) to residential (Class C3)	Kentish Town	1	
15	2013/6819	254-256 Belsize Road	Change of use from office (Class B1(a)) to residential flats consisting of 14 x 1beds and 5 x 2 beds (Class C3)	Kilburn	19	14 x 1 bed, 5 x 2 beds
16	2013/6836	The Old Housing Office, Gardner House,	Change of use from Office (Class B1) to 2 x residential flats (Class C3)	Regents park	2	
Refused						
1	2013/3539	9 Arkwright Road	Change of use from offices (Class B1(a)) to single family dwelling (Class C3)	Frognaal and Fitzjohns	1	1 x 9 bed
2	2013/3562	8 Berkley Road	Change of use of ground floor from office (B1) to residential (C3)	Camden Town	1	
3	2013/3600	5-6 Park End, NW3 2SE	Prior approval for the change of use from Office (Class B1) to a single dwelling house (Class C3).	Hampstead Town	1	1 unit
4	2013/3849	33a Mill Lane, NW6 1NX	Prior approval for the change of use from Office (Class B1) to a single dwelling house (Class C3)	Fortune Green	1	1 x 2 bed
5	2013/3957	3 Torriono Mews, London NW5 2RZ	Prior approval for the change of use from Office (Class B1) to a single dwelling house (Class C3).	Kentish Town	3	3 x 2 bed
6	2013/3996	10a Belmont Street	Prior approval for the change of use from Office (Class B1) to a single dwelling house (Class C3).	Haverstock	10	No info provided
7	2013/4130	2 and 4 King's Terrace	Prior approval for the change of use from Office (Class B1) to a single dwelling house (Class C3).	Regents park	3	
8	2013/4087	25 Ferdinand Street	Prior approval for the change of use from Office (Class B1) to a single dwelling house (Class C3).	Haverstock	2	2 x 2 bed
9	2013/4088	17/27 Ferdinand Street	Prior approval for the change of use from Office (Class B1) to a single dwelling house (Class C3).	Haverstock	6	studios: 2 x 1 bed 1 x 2 bed
10	2013/4800	45 Holmes Road	Prior approval for the change of use from Office (Class B1) to a single dwelling house (Class C3)	Kentish Town	1	1 x 2 bedroom flat
					TOTAL	29
Granted						
1	2013/3546	1-8 Harmond grove	Change of use from office (Class B1a) to residential (Class C3).	Haverstock	8	3 x 1 bed 5 x 2 bed
2	2013/3557	249-255 Kentish Town Road, NW5 2JT	Change of use from offices (B1) to 6 residential units (C3) at first and second floor levels	Kentish Town	6	2 x 1 bed 4 x 2 bed
3	2013/3894	Lithos House, 307 Finchley Road, London, NW3 6EH	Change of use from offices (Class B1) to residential (Class C3) to provide 1x 2 and 2x 3-bedrooms flats.	West Hampstead	3	2 x 3 bed 1 x 2 bed
4	2013/3973	61 Bayham Place	Prior approval for the change of use from Office (Class B1) to residential (Class C3)	St. Pancras & Somers Town	1	1 x 2 bed

5	2013/3603	Star House, 104/108 Grafton Road, London NW6 4BA	Change of use from Class B1 use at 2nd and 3rd floor levels to residential use (Class C3) to provide two 3-bed flats at second floor level and one 2-bed flat at third floor level.	Gospel Oak	3	2 x 3 bed 1 x 2 bed
6	2013/4317	1-8 Stucley Place, NW1 8NS	Change of use from offices (Class B1a) to 8 x 3 bedroom dwelling houses (Class C3)	Camden Town	8	8x3 bed
7	2013/4177	55a Fortress Road, NW5 1AC	Change of use of office (Class B1a) to residential (Class C3) to provide 1x2 bedroom flat.	Kentish Town	2	2 bedsits
8	2013/4492	Unit 1 18 Eton Garages	Change of use from ground floor office (Class B1a) to 2 bedroom self contained flat (Class C3).	Belsize	1	1 x 2 bed
9	2013/4538	5-8 Anglers Lane	Change of use of offices (Class B1a) to create 27 residential units (Class C3).	Kentish Town	27	2 x 3bed 13 x 2bed 3 x 1 bed 9 x studios
10	2013/4190	8 & 9 Apollo Studios NW6 2SB	Change of use from Office (Class B1) to 2 x residential units (Class C3).	Kentish Town	2	
11	2013/4583	182 Royal College Street, NW1 9NN	Change of use from office (Class B1a) at basement and ground floor levels to residential use (Class C3) to provide one 3-bed unit.	Cantelowes	1	1 x 3 bed
12	2013/4454	42 Caversham Road	Change of use from offices (Class B1a) to 11x residential units (Class C3).	Kentish Town	11	
13	2013/5282	234 Belsize Road	Change of use from offices (Class B1) to 1-bedroom residential unit (Class C3)	Kilburn	1	1 bed
14	2013/4391	225A Brecknock Road	change of use from office (Class B1) to a single residential dwelling (Class C3)	Kentish Town	1	
15	2013/4786	Portland House Ryland Road	Change of use of first floor from office (Class B1a) to 3 x 2 bedroom residential units (Class C3)	Kentish Town	3	3x 2 bed
16	2013/4886	Gordon House, 6 Lissenden Gardens	Change of use of first floor office (Class B1(a)) to 4 x 1 bedroom and 1 x 3 bedroom self contained flats (Class C3).	Highgate	5	4x 1 bed 1 x 3bed
17	2013/5123	9 Arkwright Road	Change of use from office (Class B1) to single dwelling house (Class C3).	Frogna and Fitzjohns	1	
18	2013/5105	100 100a 100B Chalk Farm Road	Change of use of ground to fourth floors from office (Class B1) to residential (Class C3) to provide for 46 units, comprising of 41x1 bedroom units and 5x2 bedroom units.	Camden Town	46	41 x 1 bed, 5x 2 bed
19	2013/4794	4 Daleham Mews	Change of use of ground floor and first floor rear mezzanine from Office (Class B1) to residential (Class C3) to provide 1 bedroom flat	Frogna and Fitzjohns	1	1 x 1 bed
20	2013/5236	5-6 Park End, NW3 2SE	Change of use at ground and first floors from offices (Class B1) to dwelling house (Class C3).	Hampstead Town	1	1 unit 1 x 2 bed 2 x 3 bed 3 x 4 bed
21	2013/5288	9 Arkwright Road	7 residential flat	Frogna and Fitzjohns	7	3x 4 bed
22	2013/5346	28-34 Fortress Road	Change of use B1 offices to from x 6 studio/duplex flats over two floors	Kentish Town	6	6x studio units
23	2013/5406	10A Belmont Street	Change of use from offices (Class B1) to residential (Class C3) to provide 10 units at ground, first, second, third and fourth floor levels (1x3, 9x4 beds).	Haverstock	10	1 x 3 bedroom 9 x 4
24	2013/5411	174/175 Kentish Town Road	conversion of the first and second floors of the existing building from offices to residential units	Cantelowes	8	4 x 1 bed, 4 x 2 bed
25	2013/5496	188 Royal College Street	Change of use of basement & ground floor from offices (B1) to residential (C3).	Cantelowes	2	1x1 bed 1 x 2 bed
26	2013/5513	158 Prince of Wales Road	Change of use from offices (Class B1) to residential (Class C3) to provide 1x2bed units on lower ground and ground floor levels.	Haverstock	1	1x2 bed
27	2013/5640	307 Finchley Road	Change of use of ground floor (part), 1st, 2nd and 3rd floors from offices (Class B1) to 21 residential units (C3)	West Hampstead	21	
28	2013/5675	25 Ferdinand Street	Change of use from offices (Class B1) to 2 x 2 bedroom flats (Class C3)	Haverstock	2	2x 2 bed
29	2013/5679	17 & 27 Ferdinand Street	Change of use from offices (Class B1) to 2 x studios, 2 x 1 bedroom, 1 x 2 bedroom and 1 x 3 bedroom flats (Class C3).	Haverstock	6	2 x studio, 2 x 1 bed, 1 x 2 bed and 1 x 3
				TOTAL	195	
Withdrawn						
1	2013/3931	188 Royal College Street, London, NW1 9NN	Change of use from office (Class B1) to 1 x 3 bedroom house (Class C3).	Cantelowes		1 x 3 bed
2	2013/5111	Utopia Village, 7 Chalcot Road	Change of use from offices (Class B1a) to 57 residential units (Class C3)	Camden Town	57	
3	2013/5085	254-256 Belsize Road	Change of use from office (Class B1(a)) to residential flats consisting of 14 x 1beds and 6 x 2 beds (Class C3)	Kilburn	20	14x 1bed 6 x 2 bed
4	2013/5261	Carlow House, Carlow Street	Change of use from Class B1 to Class C3 Residential	Regents park	54	
				TOTAL	131	

Commercial 2 year change of use

No	Application Number	Site Address	Development Description	Ward
1	2013/4389/P	85 Jamestown Road, NW1 7DB	Change of use at ground floor level from office (class B1) to coffee shop (Class A3).	Camden Town
2	2013/4423/P	57 Lambs Conduit Street, WC1N 3NB	Change of use from retail (Class A1) to restaurant use (Class A3) for a temporary period of two years.	Holborn and Convent Garden
3	2013/4671/P	39 Goodge Street	Temporary change of use from shop (Class A1) to restaurant/ cafe (Class A3) for 2 year period from July 2013 - July 2015.	Bloomsbury
4	2013/4703/P	Unit 6, 101 Tottenham Court Road, W1T 4TT	Change of use to A1 to A3	Bloomsbury
5	2013/5235	3 Windmill Street	Temporary change of use from Class A1 to Class A3 for period; 30th September 2013 - 30th September 2015.	Bloomsbury
6	2013/5285	49 Camden High Street	Temporary change of use from A1 (shop) to A3 (restaurant / cafes) from 01/08/2013 to 01/08/2015.	Regents park
7	2013/5959	65 Regents Park Road	Change of use of a retail shop (Class A1) to restaurant/cafe (Class A3) for temporary period from November 2013 until November 2015.	Camden Town
8	2013/6423	21/22 Chalk Farm Road	Change of use from retail (Class A1) to restaurant use (Class A3) for a temporary period of two years.	Camden Town

Householder extension

No	Application Number	Site Address	Development Description	Ward
1	2013/4349/P	11 Quadrant Grove, NW5 4JP	Single storey rear/side infill extension to dwelling (Class C3).	Haverstock
2	2013/4623/P	26 Menelik Road, NW2 33P	Erection of single storey rear extension (4.5m deep x 3m high x 9.95m with 0.15m set in from attached neighbour boundary)	Fortune Green
3	2013/4639/P	34 Westbere Road, NW2 3SR	Erection of single storey rear extension (6m length x 4m height).	Fortune Green
4	2013/5804	5 and 7 Hilltop Road	Erection of single storey rear extensions at No.5 (depth part 4.6m part 3.8m x height 3.1m x width 10.1m), and at No. 7 (depth 4.7m x height 3.1m x width 10.1m) to single family dwellinghouses. (Class C3).	west Hampstead
5	2013/6701	163 Sumatra Road	Erection of a single storey rear extension to dwelling (Class C3).	west Hampstead
6	2013/6763	7 Ingham Road	Erection of a single storey rear infill extension at ground floor level to dwellinghouse (Class C3)	Fortune Green