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Notification for Prior Approval for a Proposed Change of Use of a Building from Shops (Class A1), Financial and Professional Services (Class A2), a Betting Office, Pay Day Loan Shop, Launderette or a Mixed Use Combining Use as a Dwellinghouse with a Betting Office, Pay Day Loan Shop, Launderette, Shops (Class A1) or Financial and Professional Services (Class A2) to a use falling within Class C3 (Dwellinghouses), and for Associated Operational Development

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

Development is not permitted where the cumulative floor space changing use exceeds 150 square metres.

Development is not permitted where the building is a listed building, or is a scheduled monument, or where the building is located on Article 2(3) land, in a site of special scientific interest, in a safety hazard area or in a 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="Mark"/>	Title: <input type="text" value="Mr"/> First name: <input type="text" value="Ben"/>
Last name: <input type="text" value="Friedman"/>	Last name: <input type="text" value="Frodsham"/>
Company (optional): <input type="text" value="White Megalith Ltd"/>	Company (optional): <input type="text" value="Indigo Planning"/>
Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>	Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>
House name: <input type="text" value="C/O Agent"/>	House name: <input type="text" value="Swan Court"/>
Address 1: <input type="text"/>	Address 1: <input type="text" value="Worple Road"/>
Address 2: <input type="text"/>	Address 2: <input type="text" value="Wimbledon"/>
Address 3: <input type="text"/>	Address 3: <input type="text"/>
Town: <input type="text"/>	Town: <input type="text" value="London"/>
County: <input type="text"/>	County: <input type="text"/>
Country: <input type="text"/>	Country: <input type="text"/>
Postcode: <input type="text"/>	Postcode: <input type="text" value="SW19 4JS"/>

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	Building number:	<input type="text" value="50-52"/>	Building suffix:	<input type="text"/>
Building name:	<input type="text"/>				
Address 1:	<input type="text" value="Eversholt Street"/>				
Address 2:	<input type="text"/>				
Address 3:	<input type="text"/>				
Town:	<input type="text" value="London"/>				
County:	<input type="text"/>				
Postcode:	<input type="text" value="NW1 1DA"/>				

4. Description of proposal

If the building was not in use on 20th March 2013, what date was it last in use? (DD/MM/YY)

What was the use of the building on 20th March 2013 or the last use before that date?

The ground floor of the property was in use for retail (Use Class A1) purposes.

Please specify (including any floor space that has already changed use to a dwellinghouse under Class M of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 2015) the cumulative floor space of building which is proposed to change use to a dwellinghouse:

What is the net increase in dwellinghouses proposed by the development?

The number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

Please describe the proposed development, and provide relevant information on transport and highways, contamination and flooding risks on site. A flood risk assessment should be provided with the application where the building is located in Flood Zones 2 and 3, and in Flood Zone 1 where an area which has critical drainage problems has been notified to the Local Planning Authority by the Environment Agency:

The proposal is for the change of use of the ground floor of the building from retail (A1) to five residential flats (C3). This would comprise internal works associated with the fit-out of the building for residential use. The building would be retained and no works to the external frontage at ground floor level are proposed as part of this application. Any subsequent external works would be subject to a separate planning application, if required.

The proposed layout of the ground floor is outlined on the accompanying Proposed Ground Floor Plan.

Additional information is provided in the covering letter submitted in support of the application.

4. Description of proposal (Continued)

Please provide a view on the impact of the change of use on the provision of services and an assessment of how likely it is that the building could be occupied by another retail or financial/professional services use:

This application is supported by a Marketing Report (October 2016) which has been prepared by MW Chartered Surveyors who have been actively marketing the site since it came on the market in May 2015. The report demonstrates that:

- The whole site has been marketed for offers in excess of £1.5million;
- The premises were first marketed for sale on a freehold basis but have since been marketed on a leasehold basis for the ground and lower ground floor;
- The site has been marketed through a number of channels;
- Offers were received for the whole site but fell through following the identification of the site as a safeguarded area due to Crossrail 2;
- Interest was received from a supermarket operator but this also fell away due to the poor footfall in the area; and
- There has been subsequent limited interest from retail operators for the site.

The Marketing Report advises that the vacant shops on Eversholt Street including the application site will be difficult to let because of the uncertainty with the Crossrail 2 and as such it is unlikely to be occupied by a retail operator.

Where the building is located in a key shopping area, please provide a view on the impact of the proposed change of use on the sustainability of that shopping area:

The site has been vacant for a significant period of time. Prior to being vacant, it was in use by a company called Transformations. A specialist use which catered for a specific customer rather than a retail use more traditionally akin to a shopping area. The site's change to C3 will not have an impact on the viability of the centre, particularly in light of the proposals for the site to be used as a work site as part of Crossrail 2.

Please give a description of any exterior alterations which are proposed to the building, including information of any intended partial demolition reasonably necessary to carry out these works:

Please refer to submitted proposed elevations drawing which shows the minor works proposed as part of this application.

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.

The correct fee.

Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service. (www.planningportal.co.uk/buyaplan)

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:	Or signer - Agent:	Date (DD/MM/YYYY):	(date cannot be pre-application)
<input type="text"/>	<input type="text" value="(Indigo Planning)"/>	<input type="text" value="13/01/2017"/>	

7. Developer Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.

8. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text" value="020 86059400"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.