



London

Harrogate

Bristol



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

20 December 2017

Our Ref: 09/0822

Dear Sir/Madam,

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

Please find 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 (as amended) until the end of June 2018.

This is a part retrospective planning application for temporary consent involving the change of use of the property from C3 dwelling house to B1a Business for the period of June 2017 to June 2018. The application is solely for change of use application, and the proposals do not involve any physical alterations to the building.

As well as 38A, the property is being used as a site office for the dwelling at 41 Highgate West Hill, while the listed building and its grounds are fully restored.

This application is for the use of this space as the project management team's office which will allow the last site accommodation to be removed from the SE corner of the site. The office accommodates four members' of staff with their working hours from 8am to 7pm Monday to Saturday.

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 H1 of the Local Plan.

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 4 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.

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 A1 of the local plan, 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 2240/01/01/01 Rev.0;

Directors
Helen Cuthbert | Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton
Associate Director
Katie Turvey

Consultant
Caroline Dawson

Associates
Sally Arnold | Rob Scadding | Heather Vickers | Alan Williams | David Williams

www.planningpotential.co.uk

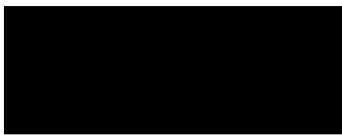
info@planningpotential.co.uk

Planning Potential is a Limited Company registered in England No. 5419507 | Registered Office: 35 Ballards Lane, London N3 1XW

- Site Plan 2240/01/01/02 Rev.0;
- Existing Floorplan 2240/01/01/03 Rev.0
- Proposed Floorplan 2240/01/01/04 Rev.0

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 MRTPI
Senior Planner
Planning Potential
London Office