



To

Planning and Regeneration / London Borough of Camden
5 Pancras Square London N1C 4AG

Date 16th August 2018

Subject / Reference 5 Jeffrey's Place London NW1 9PP

Ref NS/JP/18/-

Planning Application Ref 2018/3287/new

FAO Laura Hazelton – Planning Officer / ref email 15.08.18

Application Form as revised, enclosed –

Additional fee as relevant for £242 to balance on £462 to follow in post.

Location Plan Loc.01 Existing /Proposed drawings EX01-03 and P01-03 as previously.

Application for change of Use from B.1 Business Class to C.3 Residential Use.

Information :

1/ New build construction – In 1987 a new purpose-built studio (photographic + facilities) addressed as No5 Jeffrey's Place, was constructed by my client to the garage site as attached to the rear of his property at No5 Ivor Street NW1 9PL. In recent times a similar styled residential dwelling (No4) has been constructed adjoining No5 Jeffrey's Place replacing a previous garage business. No6 to the other side is occupied in residential use.

2/ Use- With changes in technical equipment, digital photography, mobile communications and changes in client requirements reducing the need for studio based working, studio work ceased in 2005.

3/ Letting/business use – Following refusal (dismissed on appeal) in 2004 for change of use, from 2005 the studio has been let for some 13 years to date to the same tenant. Notice has been received to vacate due to a need for larger and more appropriate premises without on-street parking restrictions and the urgent need for charging facilities for an updated fleet of electric vehicles. No5 Jeffrey's Place does not have this facility available.

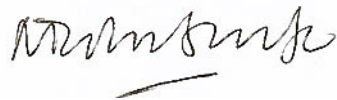
4/ Change of Use – Planning forward (and always in the long term plan) for downsizing from the existing 4 bedroom family house at No5 Ivor Street and moving into semi-retirement into the studio building, in 2016 the studio site was separated from No5 Ivor Street and now is under separate Land Registry. Redevelopment is not proposed.

5/ The Area – The area is now primarily residential following the recent conversion of Nos 7-8 Jeffrey's Place (formerly a pipe factory) into 6 apartments and other larger residential developments close by. Only No9 is retained in small business use and as we are aware Warren Evans and subsequently Dreams thereafter have moved out close-by from Prowse Place.

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Summary – With my clients forward planning for the future and with no intention proposed to re-letting for business use we believe that this application for change of use is relevant, appropriate and sustainable in this primarily residential area.

A handwritten signature in black ink, appearing to read 'Nicolas Scarfe', with a horizontal line underneath.

Nicolas Scarfe *Architect*