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## Notification for Prior Approval for a Change of Use from Premises in Light Industrial Use (Class B1(c)) and any land within its curtilage to Dwellinghouses (Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 3, Class PA

Development is not permitted if the gross floor space of the existing building exceeds 500 square metres.

Development is not permitted where the building is a listed building or is within the curtilage of a listed building, the site is or contains a scheduled monument, in a site of special scientific interest, in a safety hazard area or in a military explosives storage area.

### Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Planning Authority in accordance with the legislation detailed on this form.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

### Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: <https://www.planningportal.co.uk/lpasearch>

If printed, please complete using block capitals and black ink.

| 1. Developer Name and Address  | 2. Agent Name and Address  |
|--|--|
| Title: <input type="text"/> First name: <input type="text"/>                                     | Title: <input type="text" value="Miss"/> First name: <input type="text" value="Nikki"/>          |
| Last name: <input type="text"/>  | Last name: <input type="text" value="O'Hagan"/>  |
| Company (optional): <input type="text" value="The Hadley Bricks Limited"/>                       | Company (optional): <input type="text" value="Planning Direct"/>                                 |
| 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"/>   | House name: <input type="text"/>   |
| Address 1: <input type="text" value="35 Balfe Street"/>  | Address 1: <input type="text" value="Felaw Maltings"/>   |
| Address 2: <input type="text"/>  | Address 2: <input type="text" value="44 Felaw Street"/>  |
| Address 3: <input type="text"/>  | Address 3: <input type="text"/>  |
| Town: <input type="text" value="London"/>  | Town: <input type="text" value="Ipswich"/>   |
| County: <input type="text"/>   | County: <input type="text"/>   |
| Country: <input type="text"/>  | Country: <input type="text"/>  |
| Postcode: <input type="text" value="N1 9EB"/>  | Postcode: <input type="text" value="IP2 8SJ"/>   |

### 3. Site Address Details

Please provide the full postal address of the application site.

|                |  |                  |                                 |                  |                      |
|----------------|--|------------------|---------------------------------|------------------|----------------------|
| Unit:          | <input type="text" value="Grd &amp; 1st Flr"/> | Building number: | <input type="text" value="18"/> | Building suffix: | <input type="text"/> |
| Building name: | <input type="text"/>                           |                  |                                 |                  |                      |
| Address 1:     | <input type="text" value="Acton Street"/>      |                  |                                 |                  |                      |
| Address 2:     | <input type="text" value="London"/>            |                  |                                 |                  |                      |
| Address 3:     | <input type="text"/>                           |                  |                                 |                  |                      |
| Address 4:     | <input type="text"/>                           |                  |                                 |                  |                      |
| Postcode:      | <input type="text" value="WC1X9ND"/>           |                  |                                 |                  |                      |

### 4. Eligibility

Was the building last used or in use solely for a light industrial use (Class B1(c)) on or before 19 March 2014?

Yes  No  Don't know

If you have answered No to this question, you cannot seek prior approval for change of use to dwellinghouses (Class C3)  
If you have answered Don't know to this question, the LPA may request further information.

If the building was not in use on 19 March 2014, what date was it last in use?  (DD/MM/YY)

Please provide a statement setting out what evidence you will rely upon to demonstrate that the building was used solely for a light industrial use:

An application for a Certificate of Lawfulness was submitted to the Council in 2018 (ref: 2018/2934/P). The application sought to establish that the site was lawfully in C3 residential use. The application was refused and the Council, in the Officer's Report and other relevant documents, provided clear written confirmation that the ongoing lawful use of the site is as B1c. Copies of the relevant documents are attached with this application.

### 5. Description of the Proposed Development

Please describe the proposed development, including relevant information covering the transport and highways impacts of the development; contamination and/or flooding risks in relation to the building; and the impact the change of use would have on any existing industrial, storage or distribution services (or mix of those services) in the building and/or surrounding area.

There is no Article 4 Direction in place preventing the change of use proposed for this land. Camden has a considerable number of sites which are recently protected by such an Article 4 Direction. The fact that this site is not one of these is considered to provide a clear indication that it does not merit safeguarding as B1c land. The area is otherwise distinctly residential in nature and the site was clearly originally constructed for residential use. Returning the site to residential would have no harmful impact on the area and would most likely serve only to enhance the amenities enjoyed by existing surrounding residences. The government's flood maps for planning online service indicates the site to be in flood zone 1 where there is the lowest risk of probability from flooding (map and summary attached) so this is not an issue. In terms of contamination, a Contamination Land Risk Assessment Phase 1 Desk Study Report and a Phase 2 Environmental Site Investigation Report were conducted in November of 2018 and are attached in support of this application. The findings of these reports are considered to be favourable, no remedial action was ultimately considered to be required and the usual recommendation, that work be halted if any potential contaminants are encountered, was provided. In terms of highways impact, no additional parking is proposed to be provided to the site which was formerly in use as a motorcycle repair shop. As such, the change of use if anything ought to represent an improvement in terms of highways impact. It is considered highly appropriate for no residential parking to be provided considering the site is in PTAL 6b - this meaning it provides the best possible access to public transport - where travel by private car is expressly discouraged.

What is the gross floor space of the existing building?  square metres

**Development is not permitted if the gross floor space of the existing building exceeds 500 square metres.**

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

**6. Agricultural Tenancy**

Is the site under an agricultural tenancy?  Yes  No

If yes, have you obtained consent from both the landlord and the tenant?  Yes  No

| Name Of Landlord | Agricultural Tenant Address | Date Consent Received |
|------------------|-----------------------------|-----------------------|
|                  |                             |                       |
|                  |                             |                       |
|                  |                             |                       |
|                  |                             |                       |
|                  |                             |                       |

**7. 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).

The correct fee



Evidence to demonstrate that the building was used solely for a light industrial use on 19 March 2014.



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. Plans can be bought from one of our accredited suppliers using our [Buy a planning map](#)



[www.planningportal.co.uk/buyaplan](http://www.planningportal.co.uk/buyaplan)

**8. 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:



Date (DD/MM/YYYY):

16/01/2019 (date cannot be pre-application)

**9. Developer Contact Details**

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address:

**10. Agent Contact Details**

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

