

Planning Statement

132 Royal College Street, London, NW1 0TA



Project Reference	19023
Document Number	19023-GAA-XX-XX-PS-T-0001
Suitability	S4 - For Stage Approval
Revision Number	P02
Date	07/02/2020
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Introduction

Urban Context

This report presents the proposed scheme for 132 Royal College Street, London, NW1 0TA [see map]. It outlines the scheme in relation to specific areas of flood risk and prevention.

This proposal is for the permitted development from offices (B1 use) to 1 residential dwelling (C3 use).



The Proposal

The proposal will see the change of use from offices (B1 class) to residential (C3 use). There will be 1x proposed residential units over the Basement and Ground Floor, allowing the unit to have suitable living conditions. The access is directly from 132 RCS.

Planning History

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2019/5172/P	132 Royal College Street London NW1 0TA	Notification for Prior Approval for the change of use from office use (B1a) to residential use (C3) at lower ground and ground floor levels to provide 1 x residential unit.	Withdrawn	29/10/2019	Withdrawn Decision
2013/4264/P	132 Royal College Street London NW1 0TA	Change of use of basement and ground floor from office (Class B1) to Pilates Studio (Class D2).	Final Decision	24/07/2013	Granted
9501213	132-136 Royal College Street NW1	Conversion of No.134 from office (B1) to self-contained flat on ground and lower ground floor involving internal alterations. As shown on Drawing Nos 3043 S1, and 3043 P1.	Final Decision	06/07/1995	Grant Full Planning Permission (conditions)
9300567	132-136 Royal College Street NW1	Retention of change of use of first and second floors and works of conversion to provide four two-bedroom flats. as shown on drawing no RCS X01 and 101 as revised on 10.11.93.	Final Decision	11/05/1993	Grant Full or Outline Planning Permission.

The only application relevant to this proposed permitted development is the 2013/4264/P which granted the change of use from A2 to D2 under a Full Planning Application. Although, this unit was never used as a D2 and is currently rented as a B1. Hence, the use within A2 was never implemented.

Permitted Development

Class O – offices to dwellinghouses

Permitted development

O. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule.

Conditions

O.2 Development under Class O is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) transport and highways impacts of the development;

(b) contamination risks on the site; and

(c) flooding risks on the site,

and the provisions of paragraph W (prior approval) apply in relation to that application.

Proposal:

The proposed change of use from offices B1 use to 1 x flat (C3 use) is within its rights of permitted development according to class IA of The Town and Country Planning Order (2014). The development of 1 self-contained unit abides by Class IA and has no elements that are listed for reasons of not being permitted development.



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