

21 Baldwin's Gardens
& 43 Leather Lane
London
EC1N 7UY

Planning Application

Design and Access Statement

December 2020

Issue 2

David Lees Architects



Above: Elevation to Leather Lane

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Issue Control	Date	Purpose
Issue 1	2020/12/14	Draft
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1 Introduction

1. The subject property is an existing four story building located on the western side of Leather Lane, close to the junction with Baldwin's Gardens, and within the Leather Lane Market area.
2. The upper floors of the property have been vacant for a significant period of time and are in very poor repair. The ground floor and basement have been vacant since early 2020.
3. The owner of the property is bringing forward this application following a supportive pre-application request for advice, to seek approval to remodel and extend the property, to deliver high quality commercial and residential spaces which will be of benefit to the local area.

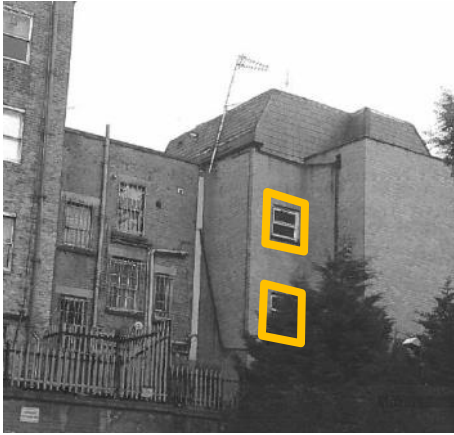
2 Context

1. The majority of the subject property sits at No. 43 Leather Lane. It consists of a ground floor commercial unit, last in use as a Café, a basement space used as a kitchen and linked to the café by an internal stair, and three upper floors.
2. The three upper floors are vacant and have historically accommodated various uses which will be discussed later in this report.
3. The upper floors cannot be accessed from Leather Lane, and instead have a street entrance at 21 Baldwins Gardens. From this door, a short passage leads to a stair which arrives at an external terrace at first floor level to the rear of the property. From this terrace, one can access a stair which connects the upper three floors.
4. Historically it is understood the access to the upper floors of the building was via an open air rear access, not an uncommon arrangement where a residential building has a commercial ground floor– Over time the building which sits at the corner of Leather Lane and Baldwins Gardens was re-built and constructed over the rear access passage, which become a separate street entrance.

Below: Historic image showing the gable of the subject site before the construction of the new corner property at 39-41 Leather Lane.



5. The existing property is understood to be within the Hatton Garden Conservation Area.
6. Whilst the building itself is not a listed building, it is acknowledged that the building, specifically the part which fronts 43 Leather Lane, is a positive contributor to the Conservation Area.
7. Leather Lane is home to a well used week-day market, with a diverse range of goods on sale from clothing to food.
8. The former café use at ground and basement floors suggests a A3 / A5 use, (Now Class E), whilst the use of the upper floors are less clear. It is understood that the building has been entirely unoccupied since 2011, and some parts vacant for a significant period before then.
9. A land charges search by a former owner of the property, dated 2011 stated that the recorded use was that of a shop at ground floor with flats above, which would be a typical scenario for buildings of this type.
10. We have contacted the former owner of the property and they have recorded the occupiers of the property up until 2011 after which the upper floors of the property have been entirely vacant.
11. The third floor was used as a flat until 1996, and then as a live-in workspace, until becoming vacant in 2011.
12. The second floor became vacant in 2006 and has remained so since, despite attempts to lease the space.
13. The first floor was originally a flat, although between 2006 and 2011 it was let to an individual who also operated a business from the flat until vacating the property in 2011.
14. The existing upper floors of the existing building provide approx. 119.5m² (GIA) arranged over first, second and third floors.
15. The site has a footprint area of approximately 90m², including the access stair to Baldwin's Gardens.
16. The proposals presented here, for which planning consent is



Above— Rear elevation of subject property with staircase windows of neighbouring property highlighted in orange. NB: A third lower window is hidden by the tree, but sits directly below the two highlighted here.

sought, aims to work with the previously consented envelope, and cause no greater loss of daylight or sunlight than the consented design. This report and the attached drawings will go on to explain further, and discuss the minor variations to the consented scheme.

17. The property adjoining the southern boundary of the site, 39-41 Leather Lane, has a commercial unit at ground floor and four flats on the upper floors. With the exception of the street facing windows, the property has only three other windows facing the rear, and serve the access stair, (NB: Two are highlighted on adjacent photo a third is obscured by the tree, sits directly below the other two). As this property is entirely to the south of the application site, and has no habitable windows affected by the proposals, we would not anticipate any daylight, sunlight or rights of lights issues with this property.
18. The other adjoining property, 45-49 Leather lane, to the north of the subject site is entirely in commercial use and has windows serving the office accommodation to the rear elevation. The consented extension does not block the 45 degree line drawn in plan from the centre of any window on that property, so we would not anticipate any daylight, sunlight or rights of lights issues with this property. The roof terrace which is an addition to the consented proposal also has no additional impact on the neighbouring properties.
19. To the east of the site, accessed from Baldwins Gardens, the recently completed Bourne Estate building creates a courtyard behind the application site. The Bourne estate development has access balconies facing Northwards into the courtyard and windows facing east towards the application site across the courtyard. These windows are approximately 18m from the rear of the boundary of the site, and over 20m from the proposed rear wall of the extended subject property on the upper floors. Due to these distances of separation, no overlooking or privacy issues are raised.

3 Planning History

1. The most recent Planning Consent for the subject site was

granted on the 28th of February 2020 under application 2018/2839/P. This granted consent to extend the property to the rear to project beyond the neighbour from first floor upwards and also to add an additional, fourth floor to the building raising the building to five storeys in total, plus basement.

2. Prior to this, consent was granted on the 31st of May 2015 under application 2014/6880/P for a similar volume to 2018/2839/P however with a different mixture of proposed uses– two dwellings and some workshop space.
3. The planning application described in this report has been developed to follow an earlier pre-application request for advice, (2020/2228/PRE). The proposals here have been developed to respond to the advice received on the 28/10/2020 in the response letter to the pre-app, and to subsequent discussions with the officer, Ben Farrant.

4 Proposal

1. The proposed development would seek to convert the use of the upper floors, first, second, third and the new fourth into residential use. The ground floor would retain its existing E use class, whilst the basement would be improved to create a new dedicated workshop space, (Use Class B1c).
2. The current proposal builds on the pre-application advice and the recently consented approvals for the site.
3. Application 2018/2839/P, the most recently consented planning application, gained consent to extend the property to the rear and to add an additional floor to the building.

4. Prior to this, application reference 2014/6880/P was consented, granting approval to extend the property upwards and to the rear in a similar manner to 2018/2839/P. The key difference was that this application secured consent to convert the second, third and fourth floors into residential use.
5. The volume of the building proposed in this application largely the same as that of these two previously consented applications, with only one minor difference. In the preceding applications, the first floor terrace accommodated an enclosed cycle store and refuse store and had a different staircase arrangement which meant that residents had to cross the terrace to access the stair. In the current proposals, the staircase is arranged in a different manner to be more spatially efficient, and as such it is proposed that the terrace / store area is included as a part of the first floor dwelling. This makes the dwelling sufficiently large to become a 2 bed 3 person dwelling, thus creating a more diverse mix of dwellings. The volume of this additional piece of building and the affect it has on the neighbouring buildings is no greater than that of the consented cycle and refuse store. The applicant team also had technical reservations that the arrangement in the previous consent would compromise the fire escape route should a fire occur in the stores.
6. A further historic application granted consent was 2012/0136/P which sought a similar quantum of extension as later proposals but created dwellings at third and fourth floor levels only.
7. In this proposal, the existing entrance from Baldwins Gardens is remodeled. The existing staircase is removed creating a secure passageway which will lead horizontally

from Baldwins Gardens through to the main part of the property.

8. At the end of the passage, at ground floor level, a top-lit lobby has two entrance doors– one leading to the proposed basement workshop space, and one to the residential stair which will rise the full height of the building to the roof terrace.
9. The stair has been carefully designed to meet the requirements of the approved documents, providing enough space to form a ventilated lobby between the flat and the stair. A riser is also provided for a dry riser to assist with fire fighting,
10. The workshop will occupy the existing remodeled basement of the property. The staircase leading to the workshop also acts as a lightwell bringing natural light down into the basement, and will be protected by a protective grating incorporated with the design of the balustrade metalwork. Having spoken with local agents we are aware that workshop spaces require high levels of security, which will be easier to achieve with the basement space, where the entrance is overseen by the residents. In addition to this, the equipment required for the workshop often produces noise and vibration and as such is not ideally located directly above or below dwellings. In this arrangement the ground floor commercial unit forms a buffer between the dwellings and the workshop. Workshops also do not rely upon natural light– rather high quality controlled direct light is necessary for the precise work required. The basement space will also require some mechanical ventilation, with all the plant for this domestic in scale fresh air brought in from high level from the rear wall and exhausted through the ground floor stall riser.

11. The entrance from Baldwins Gardens provides a much easier route to the street for the workshop, ideal for deliveries and visitors. The separate entrance also means the dwellings on the upper floors have sole control of the stair leading up through the building, which is a benefit to security of the four residential units and the workshop.
12. The remodeled ground floor commercial unit still benefits from the full width street elevation to Leather Lane, and the prime commercial space is completely retained. The small amount of commercial space lost to form the stair is the poorer quality commercial space at the back of the ground floor. This new space will be prepared simply to enable future tenants to fit out to their requirements– as it is a slightly smaller space than previously due to the new stair location. it will be more affordable and more attractive to future tenants.
13. A stall riser will be introduced to the shop front windows to help ventilate the basement space, whilst also creating a more traditional, sympathetic elevation.
14. In these proposals the elevation to Leather Lane will have a similar appearance to the previously consented proposals– the ground to third floors will be renovated, windows replaced with high performance windows which still have the appearance of the historic sliding sash window set in deep reveals. The new fourth floor mansard will be formed in a similar manner using slate, lead and similar windows to the lower floors.
15. The entrance to Baldwin’s Gardens will be overhauled with a new secure entrance door, refurbished finishes and a more attractive appearance. A new video intercom system would link to the upper floors and the basement to the front door. These improvements would positively contribute to the street-scene.
16. The rear elevation of the proposed building will be largely

as per the volume of the consented schemes, only minor changes to the first floor terrace and the position of windows to suit the internal spaces will have no impact on the daylight, privacy or amenity of the neighbours.

17. The rear elevation will address the recently completed redevelopment of the Bourne Estate in the same way as the consented scheme. The proposed windows in the newly formed rear elevation will sit approximately 25m from directly adjacent windows in the new building opposite.
18. The architectural language of the rear elevation will select a high quality brick which responds to the elevations of the Bourne Estate which uses both buff and red stock bricks. To add to the visual richness of the elevation, the other key element will be a bronze / gold coloured metal used for the juliet balustrades / screens to the rear elevation. The rich metal colour perhaps a reference to this jewelry producing area, whilst the brick fits with the robust buildings of the area. We will commit to work with Camden to select final material choices before constructing.
19. The first floor, two bedroomed flat will have the bedroom windows facing the rear courtyard, The windows will have metal screens, for safety and to protect from intruders from ground level, but also to enable maximum natural ventilation whilst maintaining privacy.
20. The typical flat layout places the living spaces towards Leather Lane, with an open plan living, dining and kitchen space. The bedrooms are located to the rear, quieter west facing elevation overlooking the courtyard. The layout of the flats enables similar uses to be stacked above each other. All flats would have a protected entrance lobby.
21. The flats at second and third floor level are also one bedroomed, two person flats. As before bedrooms are to the rear and the living space faces the street elevation. The bathroom, kitchen and utility / storage space in the centre of the plan, for more efficient storage and to

keep noisy appliances away from the living spaces.

22. At fourth floor level, the floorplate is slightly smaller than the floors below, due to the mansard roof facing leather lane. However it is still possible to reduce form a 50m² one bedroomed, two person flat, which meets the nationally descibed housing standards.
23. Given the tightly packed urban area, amenity space has been added at every opportunity. The flat roof space above the first floor flat, would be hard to maintain if it were not in the ownership of the second floor flat. In this way the second floor flat gains use of the roof as a terrace, and will be made responsible to keep the space maintained, free from leaves etc. The balustrade surrounding the terrace is slightly higher than the minimum 1.2m to provide an enhanced level of security and privacy.
24. In addition to this a roof-top terrace has been added above the building which could be shared by the residents. This type of space is commonly provided in new residential developments, (such as the new Bourne Estate Buildings) and provides a welcome and enjoyable amenity space. The terrace would not overlook any neighbouring dwellings or amenity spaces, safeguarding the privacy of both users and neighbours. The terrace is simply accessed by continuing the staircase up to roof level. The terrace is bounded by a 1.4m high balustrade for safety, and added privacy, the design of which will match the design of the balustrades on the lower floors.

5 Daylight and Sunlight.

1. The site orientation is one fixed constraint of the site, however does not create any problems for the pro-

posals. The leather lane elevation faces east, and the rear elevation faces west.

2. This proposal makes no significant change to the consented proposal in respect of daylight and sunlight, hence it is felt that the calculations provided in the daylight and sunlight study of the previous application hold true for these proposals.
3. A separate series of drawings indicates the footprint of the consented proposals, and these new proposals for comparison.
4. The east facing elevation, addresses Leather Lane, hence there is good access to morning light on this elevation.
5. To the rear, the west facing elevation will capture some direct western light, but generally, due to the property being close to an internal corner, little direct light will be received– nevertheless there will be good access to the sky and ambient daylight.
6. If one considers the shadowing created by the development, when the sun is in the east, south or west there will be no additional shadowing cast by these proposals than the previously consented proposals. In terms of access to a view of the sky, equally these proposals make no greater impact on the sky component of daylight received than the previously consented proposals
7. The rear facing windows to the immediate neighbour, 39-43 Leather Lane serve the staircase. Whilst the windows onto this elevation do not have a daylight requirement, they presumably serve to ventilate the stair. The reconfigured stair proposed in this application improved the openness of this window.
8. The nearest windows in the new Bourne Estate building,

facing due north, are well beyond the footprint of the proposed extension, and are entirely unhindered by the proposals.

6 Technical Issues

1. **Refuse.** The property does not have space at ground floor to provide an enclosed refuse store, hence will need to use the timed kerb-side collection provided by the borough. We understand that Camden and Veolia will review the collection arrangements and advise whether additional waste collections will be provided or whether a shared on-street bin would be provided for roadside collection. The individual dwellings would have a recycling sorter in the kitchen to help sort and store waste. These would provide two 60 litre compartments for recyclable and general waste and a food waste receptacle of 7litres. We are aware that the previously consented proposals positioned a storage space for 'wheelie bins' on the first floor landing however this is not a viable solution and would be resisted by the Approved Inspector whilst seeking Building Regulations Approval. Refuse stores are seen as fire hazards, and locating them on an escape route must be avoided. Furthermore placing wheelie bins at first floor level is not an acceptable solution for the refuse teams collecting the waste.
2. **Transport.** The subject site is recorded as level 6b on the TfL WebCAT tool, served by Farringdon and Chancery Lane underground stations and numerous bus routes. Private car parking would not be essential to the residents and none is provided in this proposal. We understand from the pre-application advice that policy T2

of the Camden Local Plan requires the applicant to accept a 'car free' restriction on the development secured through a s106 agreement.

3. **Cycle Storage.** The previous consented scheme suggested a communal cycle storage space on the first floor landing. Aware that anything close to a communal escape route is often perceived as a potential hazard to the safety of a fire escape route, these proposals have taken an alternative approach. Each dwelling is provided with a well sized internal store close to its entrance, sufficient to park foldable cycles, install washing machines, and for storage. In addition to this, the applicant will contribute to the provision of off site cycle storage in response to T1 of the Camden Local Plan.
4. **Noise, Vibration and Ventilation.** The dwellings are all dual aspect and will be naturally cross ventilated. Mechanical extraction will be provided to the kitchens and bathrooms, with a single outlet per dwelling passing through the rear elevation. A flue is indicated to provide an option to the commercial unit tenant to ventilate to high level, with the extraction equipment located within the commercial unit itself. Should the occupant be a café with limited cooking on-site, such as a 'Pret a Manger' type store, commercial extraction is not required, and only domestic through-wall extraction is required, hence this flue will not be required.
5. **Flood Risk.** The property is situated in a Flood Risk Zone 1, and the site is below the 1 Hectare threshold, therefore we presume no Flood Risk Assessment is required.
6. **Noise.** The layout has been developed to minimize the risks of noise transfer between dwellings by stacking bedrooms above bedrooms and living rooms above living rooms. The living spaces, more able to tolerate slightly higher levels of background noise are located

towards the street elevation, although protected by improved windows and insulation. Providing the workshop in the basement also reduces noise transfer between it and the dwellings.

7. **Sustainability.** The development makes the best use of the available space to generate good quality much needed homes. The development re-uses as much as possible of existing structure and extends its lifespan further. The completed building seeks to play its part to enhance the townscape in this area. In constructing the development, care will be taken to create low embodied technologies and to design in a way which reduces energy use over the life of the property.

7 Heritage Statement

- 1 The subject site sits within the Hatton Garden Conservation Area, and is listed as a positive contributor, (under the address of No. 43 Leather Lane), within the conservation area statement.
- 2 The front, (Leather Lane) elevation has the greatest contribution to the conservation area, although it is in very poor repair.
- 3 The rear of the subject site is entirely visible from the Bourne Estate Redevelopment Site and the recently completed residential development.
- 4 The property is not listed. The closest listed building is 16m north of the site, 'The Laney Building'
- 5 The new fourth floor mansard style roof extension proposed facing Leather Lane is as approved under the previous two consents for the site.
6. Except for the new Mansard, the Leather Lane elevation is relatively unchanged and will benefit from new win-

dows, and repaired brickwork. The shopfront will be replaced in a more sympathetic style in accordance with the Camden Shopfront Design Guide. Roller shutters will be concealed within the building rather than over the face of the glass. A stall-riser will be re-introduced and the door arrangement will take a more conventional proportion over the current folding sliding arrangement. Where possible the step up into the commercial unit will be reduced to ease access.

7. In this way the contribution of the building to the conservation area will be enhanced, both by reinstating the importance of the Leather Lane elevation, but also by adding a high quality west elevation addressing the new Bourne Estate buildings.

8 Housing Standards

1. The dwellings have been designed to comply with the Nationally Described Space Standards to deliver all the internal area standards for dwellings, and of the design guidance set out in the Mayor of London's Housing SPG.
2. All four of the new dwellings are dual aspect.
3. All habitable spaces have good access to natural light, daylight, sunlight and natural ventilation.
4. All habitable spaces maintain good distances of separation between adjacent buildings. The design of balustrades and screening assists by creating additional privacy.
5. The circulation spaces within the dwellings have been designed to be efficient and compact, but also offer

good maneuverability.

6. The ceiling heights in the lower floors are dictated by the existing structure, approximately 2.5m. The new additional floor achieves a clear height of 2.4m.
7. Accessibility. Within the constraints of the site and the existing property, all dwellings are above ground level and are not accessibly by lift. Within the dwelling, the layout is convenient and adaptable, and will fulfil the requirements of M4(2).
8. Storage. All flats have a dedicated utility store, bedrooms and living spaces are oversized to enable built in or freestanding storage.
9. Stacking. All dwellings stack like-uses above each other, bedrooms above bedrooms, living spaces above living spaces, to minimize noise transfer.
10. Demountable Partitions. With the exception of the stair core walls, the majority of the internal walls will be stud partitions, easily removed and rebuilt allowing future flexibility of the internal layout.
11. Climate change mitigation. The dwellings will all receive upgraded insulation to meet the relevant performance standards of approved document L. Windows will be insulating, sealed double glazed units, and a high level of airtightness is to be targeted in the completed build. The orientation of the building is ideally suited for cross ventilation and good natural light, whilst being protected from the overheating of the summer sun by its natural orientation.

9 Access

1. The proposed dwellings are arranged over the first, second, third and the new fourth floor of this property. The

only current means of accessing the first floor level is via an existing staircase, therefore there is no opportunity to provide a lift access to the dwellings.

2. The only way of providing lift access to the dwellings would be to bring an entrance into the upper floors by taking a larger section of the ground floor commercial unit, accessed from either Baldwins Gardens or by a new entrance from Leather Lane. In this way a lift could then travel through the building, although the cost of doing this would affect the viability of the development. As the upper floors have a relatively small footprint, introducing the necessary lift shaft and lobby would result in the loss of area within the flats, which would then fall below the required standards. Provision of a lift shaft would also result in a loss of commercial space at ground floor level which we understand is not desirable.
3. Generally the internal layout of the dwellings has been developed to provide ease of access within the flat for the occupant and to allow flexibility to adapt the layout to suit the needs of the occupant. Where possible the Lifetime Homes Standards have been applied to the design.
 - 4.1 The entrance door to the flat has a clear opening of 850mm.
 - 4.2 There is a 300mm nib on the leading edge of the entrance door, continued into the hallway .
 - 4.3 Corridors are a minimum of 900mm wide and doors appropriately sized relative to their position to the corridor.
 - 4.4 There are no changes of level with the flat.
 - 4.5 There is a minimum of 1200mm in front of the kitchen units.
 - 4.6 Glazing heights are dictated by the existing building, but generally a maximum of 850mm above floor level.
 - 4.7 The principal bedroom has a 750mm access around

the bed

- 4.8 The bathroom could be altered to incorporate a level access shower if necessary.
- 4.9 All controls, switches, sockets etc are within the zones prescribed by the approved document.

10 Summary

1. Great care has been taken to ensure that the proposals brought forward here fully meet the Boroughs expectations for high quality new residential development and follows the advice received during the pre-planning application process.
2. The proposed development supports Camden's Local Plan policies which encourage residential development and the sustainable reuse of this vacant properties. This is a property which has a historic residential use and which for has lain empty for many years. The proposals will bring a significant gain to the area and the Borough.
3. These proposals make no major material change to the consented applications, rather they seek to provide a more cohesive response to preserve the character and pattern of streetscape.
4. The development creates an improved ground floor commercial space, much more likely to secure a viable tenant. .
5. This proposal also creates a modern secure workshop which would be more practical and attractive to future Jeweler tenants.
6. The development results in no loss of external space, in addition to which new communal external space is created with a rooftop terrace. The new building has been designed such that the external views promote passive surveillance and increase the safety of the new occupants and those who currently use the area.
7. After due consideration of these proposals, we trust the borough will be minded to approve this application and grant consent.

A1 Schedule of Uses

Existing

	Use	Total Area-m2 (GIA approx.)	Notes
Basement	A3 / A5	32.5	Café Kitchen (Vacant)
Ground Floor	A3 / A5	83.2	Of which 68m2 is Café (Vacant)
First Floor	Vacant	38.5	(Of which approx. 10m2 is circulation)
Second Floor	Vacant	38.5	(Of which approx. 10m2 is circulation)
Third Floor	Vacant	38.5	(Of which approx. 10m2 is circulation)

NB: Land Charges Register states C3 use as established use of upper floors.

Proposed

	Use	Total Area-m2 (GIA approx.)	Notes
Basement	B1c / E	42.2	Workshop
Ground Floor	E	83.2	Of which, 53.5 Commercial Unit
First Floor	C3	72	Of which 61.6m2 is a 2b/3p flat
Second Floor	C3	63	Of which 53m2 is a 1b/2p flat
Third Floor	C3	63	Of which 53m2 is a 1b/2p flat
Fourth Floor	C3	57	Of which 50m2 is a 1b/2p flat

A2 Photos

Below: View from Leather Lane looking west, showing the main elevation of the subject property





Above, Left: Side of 39-41 Leather lane on Baldwins Gardens, with door into upper parts of subject site near parked van.

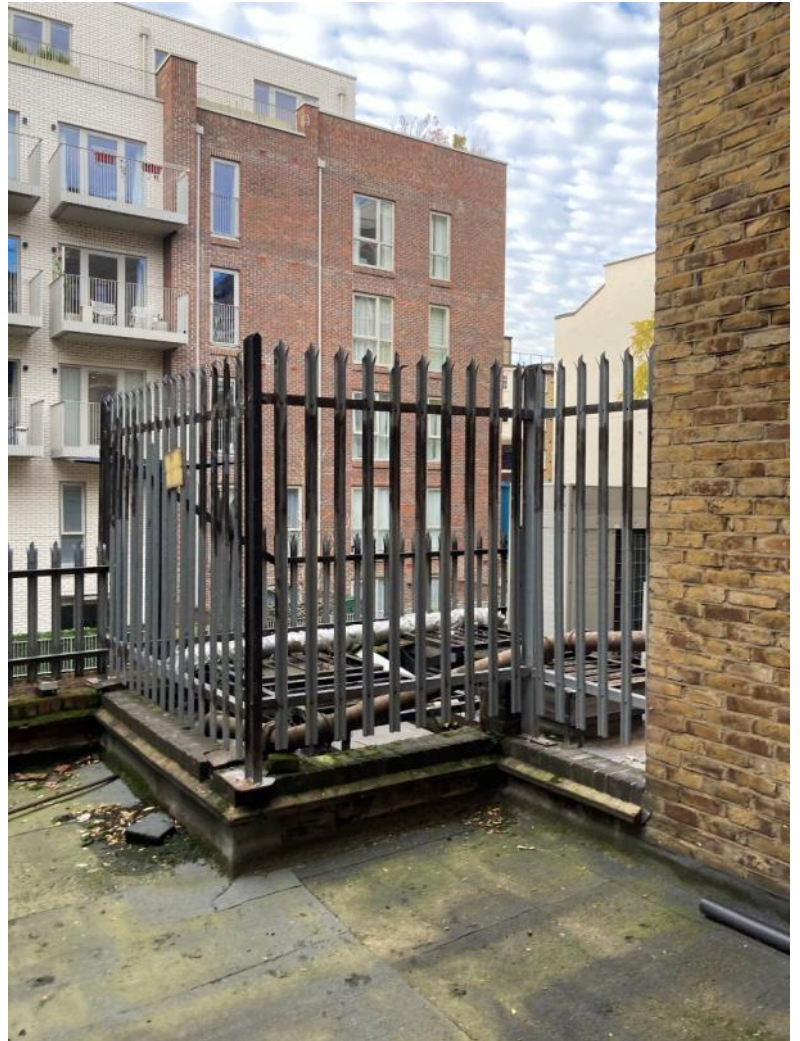
Left: View of the entrance into the proposed flats on the upper floors.

Above, Right: looking north up Leather Lane, 39-41 Leather Lane on Left, subject site centre.



Above: Junction of the rear elevation of the subject site with 45 Leather Lane, (Office Building).

Right: Looking out from first floor terrace towards the new Bourne Estate Buildings opposite.

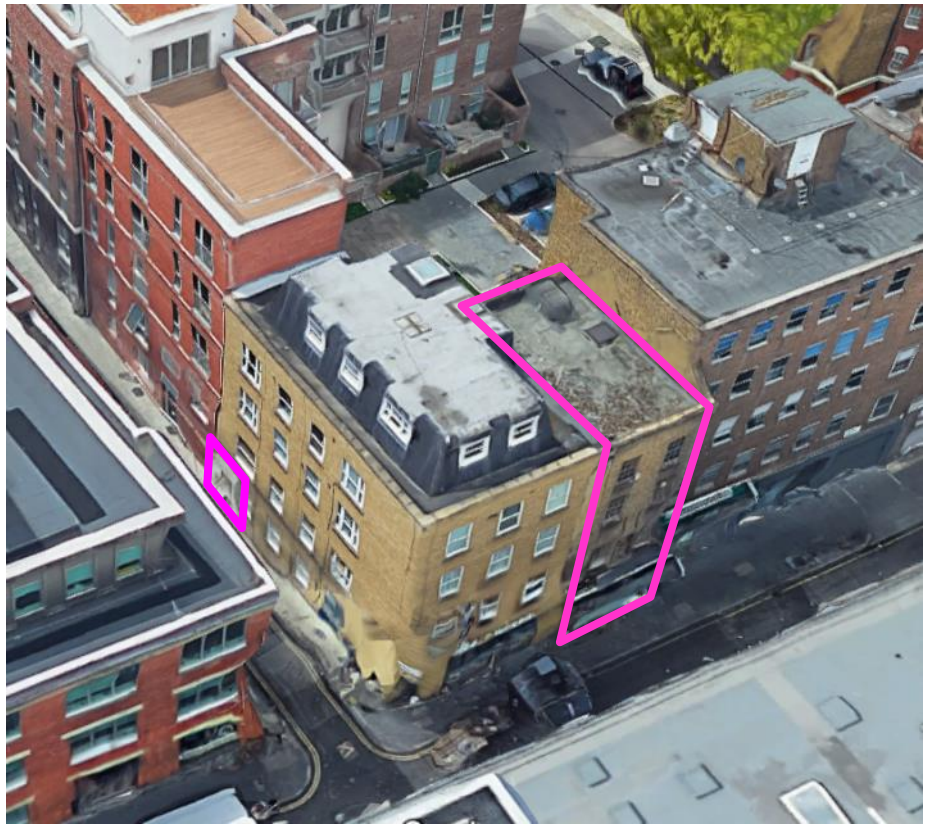




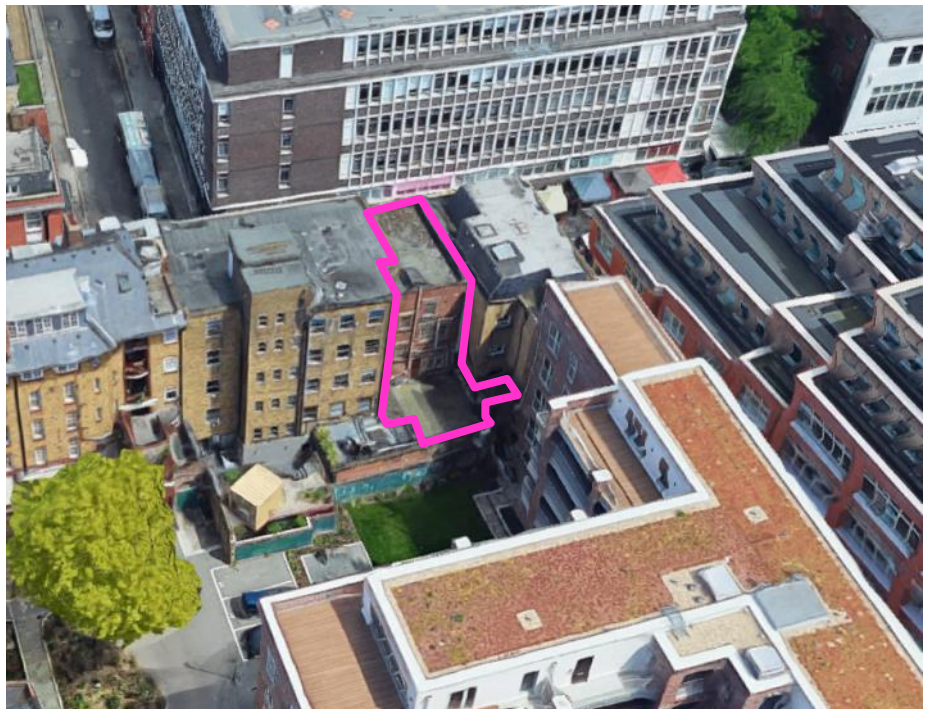
Left: View from Leather Lane looking south, showing subject property, central and step in elevation.

Below, entrance on Baldwin's Gardens, with new development beyond.





Aerial view looking west, showing application site highlighted, and entrance from Baldwin's Gardens.



Aerial view showing application site looking east viewing rear of property and newly constructed development on Baldwin's Gardens.

Below: Arial view showing junction of the subject site with the corner building 39-41 Leather Lane, and the access balconies belonging to the new Bourne Estate Buildings.





Below: Aerial view showing junction of the subject site in context with the corner building 39-41 Leather Lane, and the taller office building 45 Leather Lane. To the left, the roof terrace belonging to the new Bourne Estate Buildings.

A3 Land Charges Register

Enquirer: Mr Andrew Vanezis
10 Monkams Drive,
Woodford Green
Essex
IG8 0LQ

Official Number: 2011/02336

Search Address:

21 Baldwins Gardens, London, EC1N 7UY

Enquiries of Local Authority - Additional Questions

Question

What is the planning use of the property. The Class Uses Order.

Answer

The latest Planning History from 1959 suggest that the use of the property was as a Ground Floor Shop and Flat above. If you wish for further information please contact the Duty Planner on 0207 - 974 4444.

Dated: 05/09/2011