

Planning Statement

132 & 134 Royal College Street, London, NW1 0TA



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Written By	R Patel
Checked By	G Georgiade
Reviewed By	C Sala
Approved By	C Sala

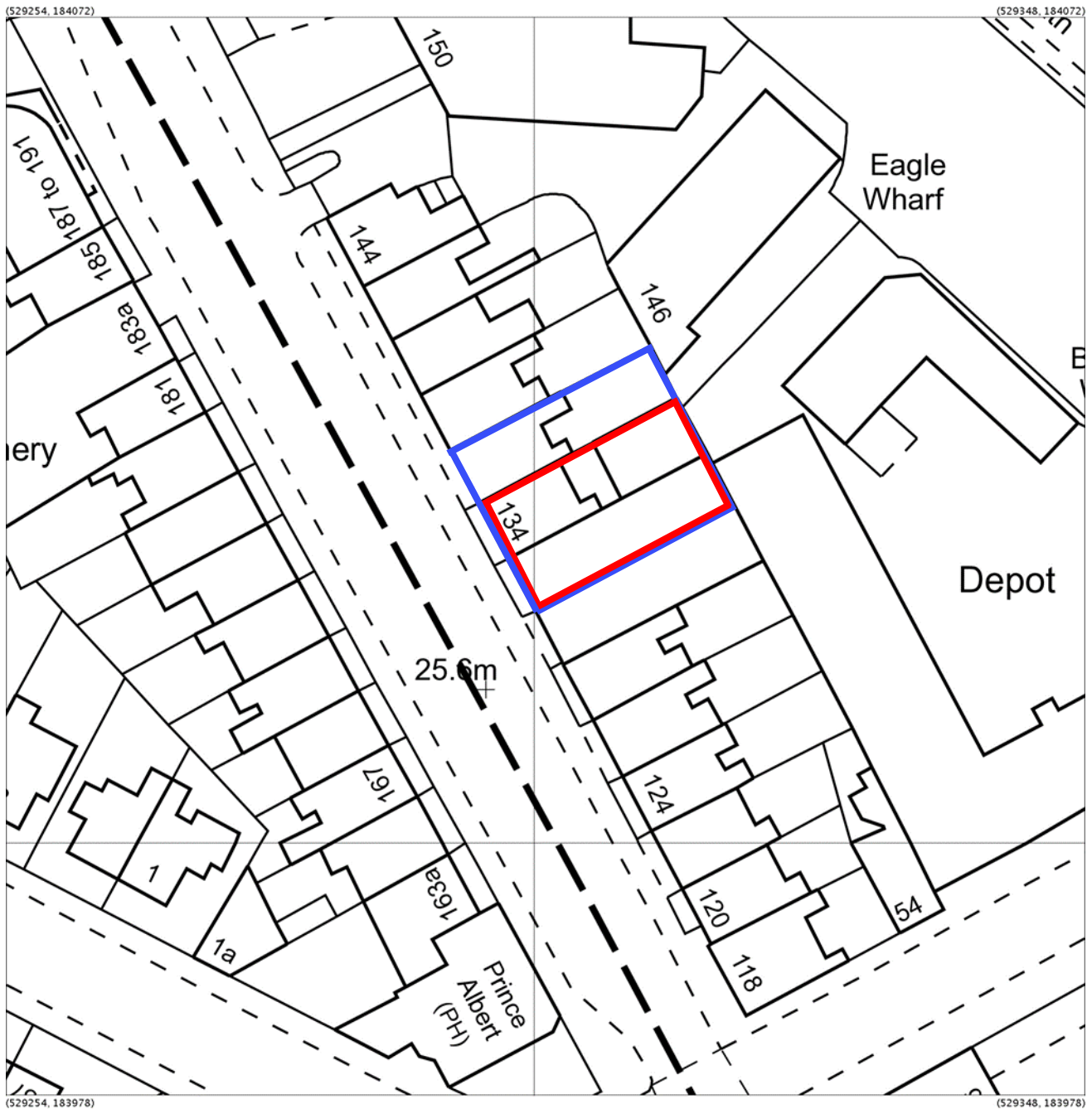
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Revision Record

Introduction

Urban Context

This report presents the proposed scheme for 132 and 134 Royal College Street, London, NW1 0TA [see map]. The document outlines that the proposal complies with the Permitted Development Class O. This proposal is for the permitted development from offices (B1 use) to 3 residential units (C3 use).



The Proposal

The proposal will see the change of use from offices (B1 class) to residential (C3 use). There will be 3x proposed residential units over the Basement, Mezzanine 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
9501213	132-136 Royal College Street London 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 (conds)
9300567	132-136 Royal College Street London 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 Planning Permission

The only application relevant to this proposed permitted development is the 9501213 which granted the change of use from B1 to self contained flats on ground and lower ground floor under a Full Planning Application.

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 3 x flats (C3 use) is within its rights of permitted development according to class O of The Town and Country Planning Order (2014). The development of 3 self-contained unit abides by Class O and has no elements that are listed for reasons of not being permitted development.



g a a . d e s i g n

☎ 01753 965 100

✉ info@gaa.design

SUITE 1, FIRST FLOOR, AQUASULIS, 10-14 BATH ROAD, SLOUGH, SL1 3SA

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