

LDC (Proposed) Report		Application number	2021/0737/P
Officer		Expiry date	
Mark Chan		14/04/2021	
Application Address		Authorised Officer Signature	
240 Camden High Street London NW1 8QS			
Conservation Area		Article 4	
No		A1 to A2 B1a to C3 Basements	
Proposal			
Change of use of first and second floor levels from Retail (use A1) to Residential (use C3) to provide 2x 1bedroom self-contained flats pursuant to The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class G.			
Recommendation:		Grant lawful development certificate (Proposed)	

The date of the application is 17/02/2021. The application site comprises a ground floor shop with retail above and ancillary staff space. This is confirmed in [VOA valuation](#) as below for 1 April 2017 to present:

How the valuation was calculated

Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Basement	Internal storage	57.5	£150.00	£8,625.00
Second	Mess/staff room	24.7	£120.00	£2,964.00
First	Retail area	22.9	£300.00	£6,870.00
Ground	Retail zone a	26.7	£3,000.00	£80,100.00
Ground	Retail zone b	18.3	£1,500.00	£27,450.00
Total		150.1		£126,009.00
Total value				£126,009.00

The certificate must be assessed under the Order on the date of the application, not the date of determination (amendments were made taking effect on 1 August 2021). On the date of the application, Class G of Part 3 to the order was as follows:

Class G – retail or betting office or pay day loan shop to mixed use

G. Development consisting of a change of use of a building—

(a) from a use for any purpose within Class A1 (shops) of the Schedule to the Use Classes Order, to a mixed use for any purpose within Class A1 (shops) of that Schedule and as up to 2 flats;

Comment: Complies

Conditions G.1 Development permitted by Class G is subject to the following conditions—

(a) some or all of the parts of the building used as a betting office or pay day loan shop or for any purposes within Class A1 or Class A2, as the case may be, of the Schedule to the Use Classes Order is situated on a floor below the lowest part of the building used as a flat;

Comment: Complies – retail ground floor remains

(b) where the development consists of a change of use of any building with a display window at ground floor level, the ground floor must not be used in whole or in part as a flat;

Comment: Complies – whole of ground floor remains as retail

(c) a flat must not be used otherwise than as a dwelling (whether or not as a sole or main residence)—

(i) by a single person or by people living together as a family, or

(ii) by not more than 6 residents living together as a single household (including a household where care is provided for residents).

Comment: Noted – informative to be attached.

Assessment: The development complied with the criteria in Schedule 2, Part 3, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) on the date of the application.

Documents: Block plan; CHS/PD/003; CHS/PD/001; CHS/PD/002