

## **Planning Statement**

**Site:** Unit 4, 9 Breasy Place, London NW4 4AT

**Proposal:** Application to determine if prior approval is required for a proposed change of use from commercial, business and service use (Class E) to a dwellinghouse (Class C3).

### **1.0 Proposal**

The proposal is for a change of use of the ground and first floor commercial use (Class E) to one residential unit.

The proposed dwelling is a 1-bed, 1-person dwelling providing 50.4sqm of floor space.

The property is located close to Hendon Central town centre and tube station.

### **2.0 Relevant Planning History**

None.

### **3.0 Relevant Legislation**

The Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019, amended the Town and Country Planning (General Permitted Development) (England) Order 2015.

The relevant part of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), is part M.

The property has been vacant since the applicant purchased the property on 3<sup>rd</sup> April 2023. This is confirmed by the letter dated 8<sup>th</sup> December 2023.

The property has been rated as offices for business rates purposes since at last April 2017. [Search results - Valuation Office Agency - GOV.UK \(tax.service.gov.uk\)](https://www.gov.uk/tax-service/valuation-office)

### **4.0 Planning Assessment**

The application seeks prior approval under Part M of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal meets all limitations and conditions stipulated in the Order. In respect of vacancy, the property has been vacant since November 2021.

**Transport impacts of the development.**

No off street car parking is proposed. Whilst not a requirement under prior approval applications, secure cycle storage for one cycle can be provided within the property. Details of the provision can be imposed by a planning condition.

The site is within a controlled car parking area.

In respect of refuse, existing storage facilities for the other units within the wider office provision will be used - 1 x 1100L General Waste bin.

**Contamination risks**

Not applicable for a Class E use with no historic industrial uses.

**Flooding risks**

No flooding risks.

**Impacts of noise from commercial premises on the intended occupiers of the development**

There are no neighbouring commercial premises which have a noisy activity which could negatively affect the intended occupation of the proposed residential units.

**The provision of adequate natural light in all habitable rooms of the dwellinghouses.**

The property has large windows at the front at both ground floor and 1<sup>st</sup> floor levels.