PLANNING PORTAL

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Haringey Council
Place & Sustainability
Planning, Regeneration & Economy
23 MAY 2016
Received
6th Floor, River Park House
Road N22 8HQ

Prior Approval of a Proposed Change of Use of a building from Office Use (Class B1) Use to a use falling within Use Class C3 (Dwellinghouse)

Town and Country Planning (General Permitted Development) Order 1995 (as amended)
Development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order from a use falling within Class B1(a) (offices) of that Schedule*

*Development is not permitted where the building is on Article 1(6a) land, is a Listed Building or Scheduled Ancient Monument, or is or forms part of a safety hazard area or military explosives storage area.

Publication of notifications on planning authority websites

Please note that the information provided on this notification and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title:	Mr	First name:	Tim
Last name:	Moss		
Company (optional):			
Unit:		House number:	House suffix:
House name:			
Address 1:	326 Dukes Mews		
Address 2:	Muswell Hill		
Address 3:			
Town:	London		
County:			
Country:	UK		
Postcode:	N10 2QN		

2. Agent Name and Address

Title:	Mr	First name:	Martin
Last name:	Murphy		
Company (optional):	Murphy|Davé Architects		
Unit:		House number:	38 House suffix:
House name:			
Address 1:	Eynham Road		
Address 2:			
Address 3:			
Town:	London		
County:	London		
Country:	UK		
Postcode:	W12 0HA		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Building number:	326 Building suffix:
Building name:			
Address 1:	Dukes Mews		
Address 2:	Muswell Hill		
Address 3:	London		
Address 4:			
Postcode:	N10 2QN		

4. Description of the Proposed Development

Please describe the proposed development, including relevant information covering transport and highways impacts of the development; contamination risks on the site; and flooding risks on the site.

Conversion of existing B1office/ light industrial unit to residential use C3.

Current site use is B1 comprising a kitchen showroom, offices and a light industrial (joinery workshop.)
It is proposed to convert to residential use under Permitted Development Rights.

Transport and Highways: Currently there are regular business deliveries and dispatches with loading and unloading of vans and trucks in the Mews on a daily basis. Bigger trucks can only be off loaded from Dukes Avenue causing considerable stress to the traffic flow and goods are manhandled along Dukes Mews. The business generates reasonable other business and customer traffic volume.
The proposed change of use will greatly reduce the traffic flow to and from site. Van and lorry deliveries will no longer be a daily nuisance. Traffic noise and air pollution will be greatly reduced. The proposed change of use will lessen the current traffic and parking requirement and reduce the impact on local transport and highways.

Contamination risks on the site: There are none

Flooding Risks: There are None

If the building was not in use immediately before 30th May 2013, when was it last in use? N/A Date (DD/MM/YYYY)

What was the use of the building immediately before 30th May 2013 or the last use before that date?

The current use and that before 30th May 2013 is Office/ Light Industrial B1

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically). ☒

The correct fee ☒

A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of our accredited suppliers using our (www.planningportal.gov.uk/buyaplan) ☒