Planning Statement

Site Address: 125 Castlehaven Road NW1 8SJ

Proposal: Full Planning Application to convert the Use Class E, (Mini Cab Office) into a
                Residential unit with proposing to add first floor to provide a 1-bedroom house

Date: 20th November 2023

LPA Ref: 2023/4546

Existing Site and Use

Currently this is single storey building, being used as a mini cab office. The office is open 24 hours where an operator takes the bookings and controls the private hire vehicle drivers.

The single storey building is constructed with bricks; most of the front façade is covered with timber shop front window frames, door and signage. The site has a flat roof finished with dark grey felt.

Internal Layout includes on an office area, toilet for staff, staff waiting area and a storage place.
Internal and External materials are deteriorating and in need of refurbishment/restoration.

Immediate neighbours of the site are building of mixed use where there is retail units on ground floor and residential properties on upper floors. Overall this section of Castlehaven road is mainly residential.

Proposal

The proposal is to convert the site into a one-bedroom two storey unit, by adding an additional floor to create suitable internal space, the added floor will be set away from the boundaries facing the windows on the neighbouring properties in order to minimize the impact.
The materials used to finish the proposed extension will be matching with the external materials of the host property and the surrounding buildings; this will maintain the keeping of a uniformed look.

All surrounding building are two or more storeys high; therefore the proposal is believed to be inline with the locality.

Justification

The mini cab office has been struggling and this is believed to be the only way out, with the recent apps such as Uber and bolt being the competitors; it has become impossible to generate an income to maintain the business, therefore it is requested that the proposal is looked and assessed with taking the situation into consideration.