

ADDENDUM TO DESIGN AND ACCESS STATEMENT

Date 14 January 2014

PLANNING CHANGE OF USE STATEMENT RELATING TO;

THE MARR, CURNOCK STREET ESTATE, LONDON NW1 0HE

The property is located in an estate based setting and is set away from the main local commercial and sales environment. There is no on-site parking. It was constructed as part of the original residential estate with a small number of what would have otherwise been residential flats to provide a local district housing office (DHO).

The organisations currently occupying the spaces are Camden Federation of Private Tenants (CFPT), Camden Federation for Tenants and Resident's Associations and Camden Mediation. They provide similar services to that of the original DHO. L B Camden is committed to finding alternative accommodation that will allow services to continue in a more suited location and environment.

The Groups are funded by L B Camden and as stated above occupy property that was previously used as a local district housing office, therefore providing housing services and not a commercial enterprise.

The site and amenities are directly suited to the provision of much needed residential units that will be fully fitted out to meet the needs of registered disabled persons and will fully comply with DDA and other requirements to fulfil the special needs of residents that cannot be met within the general housing stock. The provision is supported by Members and will help address the extreme shortage of suitable accommodation in this area of social housing allowing Camden to better meet the needs of the housing register.

Local commercial space, specifically a public house, was recently approved for change to residential use under application No 2010/1739P. There was also an approval under 2010/5138P to change a retail unit in same block to residential. In a similar way the creation of permanently occupied residential units will alter the local environment to one where a current out of hours 'dead zone' on this estate and neighbourhood is eliminated thereby deleting an environment where antisocial behaviour has been noted. Permanent residency will reduce the risk of antisocial behaviour continuing on the site and meet the Council's policy of maximisation of residential use of underutilised buildings. The development will have a positive effect on the character, function and amenity of the area in comparison with the existing use.

Recent changes in Permitted Development Rights from 30 May 2013 have relaxed the requirements on change of use of office space B1 to residential C3. Whilst it is accepted that LB Camden is one of the exempt London Boroughs, the proposed development under this application does not carry any exceptional economic circumstances that should preclude it from this change of use and following the principals of the Development Rights changes.