

<b>Address:</b>	169-173 MALDEN ROAD LONDON NW5 4HT	
<b>Application Number:</b>	2012/2434/P	<b>Officer:</b> Craig Raybould
<b>Ward:</b>	Haverstock	
<b>Date Received:</b>	07/05/2012	
<b>Proposal:</b> Change of use from Class A2 (financial and professional services) to Class C3 (residential) and associated extensions and alterations to create two single storey one-bedroom flats to the rear of existing retail premises; installation of solar panels on flat roof.		
<b>Drawing Numbers:</b>  Site Location Plan AK/PL1212/01: Dwg Nos. AK/PL1212/02, 03, 04 Rev B, 05 Rev A, 06 Rev A and Design and Access Statement by A&K Design dated March 2012.		
<b>RECOMMENDATION SUMMARY:</b> Granted Subject to a Section 106 Legal Agreement		
<b>Related Application?</b>	(if not, please delete this section)	
<b>Date of Application:</b>	[Click here and type]	
<b>Application Number:</b>		
<b>Proposal:</b> as shown on drawing numbers		
<b>RECOMMENDATION SUMMARY:</b> [Click here and type]		
<b>Applicant:</b>	<b>Agent:</b>	
Mr ALEXANDER N ALEXANDER 39 ELGIN HOUSE CHADWELL HEATH ESSEX RM6 6GN ENGLAND	A & K DESIGN STUDIO ltd 39 ELGIN HOUSE 235 HIGH ROAD CHADWELL HEATH Essex RM6 6GN	

### ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	A2 Financial and Professional		m <sup>2</sup>
Proposed	C3 Dwelling House		m <sup>2</sup>

Residential Use Details:		
	Residential Type	No. of Bedrooms per Unit

		1	2	3	4	5	6	7	8	9+
Existing	<i>Flat/Maisonette</i>									
Proposed	<i>Flat/Maisonette</i>									

<b>Parking Details:</b>		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing		
Proposed		

NB – Delete entire table if not applicable.

## OFFICERS' REPORT

### Reason for Referral to Committee:

#### 1. SITE

1.1

1.2

1.3

#### 2. THE PROPOSAL

##### Original

2.1

##### Revision[s]

2.2

#### 3. RELEVANT HISTORY

3.1 None

#### 4. CONSULTATIONS

##### Statutory Consultees

4.1

##### Conservation Area Advisory Committee

5.2

##### Local Groups

4.3

##### Adjoining Occupiers

	Original	R1
<i>Number of letters sent</i>	0	0
<i>Total number of responses received</i>	0	0
<i>Number of electronic responses</i>	0	0
<i>Number in support</i>	0	0
<i>Number of objections</i>	0	0

4.4

5. **POLICIES**

5.1 **LDF Core Strategy and Development Policies**

5.2 **Supplementary Planning Policies**

6. **ASSESSMENT**

6.1 The principal consideration material to the determination of this application and summarised as follows:

6.2

6.3

6.4

6.5

6.6

7. **CONCLUSION**

7.1

7.2 Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-

8. **LEGAL COMMENTS**

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.