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Statement to justify the loss of the A1 use at 97 Parkway, Camden to A2 use ref 2009/3646

The unit is not situated within Camden Towns primary retail zone. The former use of the site, a tile showroom, has moved to larger premises next door so the retail custom of that trade has not been lost. Parkway has a variety of mixed uses but is still predominantly retail. The use we are proposing is for A2 use to trade as a residential lettings agency. We are serving a need in the community by supplying a lettings service to local landlords and tenants. We will also be providing employment to local contractors for the maintenance work required to the residential properties after each let. We will also be providing 2 full time and 2 part time employment opportunities when the business is up and running.

The A2 use and loss of A1 use will not cause harm to the character, amenity, function and viability of the area because as mentioned above the previous service has relocated and was not a typical retail outlet as was used as a showroom previously. There are a large number of retailers along Parkway and we don't feel the loss of this unit will be detrimental to the retail element of this street. We are a well known national brand and will be bringing a respected professional lettings service to the area.

The unit is readily accessible on foot along Parkway and by car and there is a variety of on street parking available.

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