  
Ms S Mello  
2 Avenue Hall  
Avenue Road  
London  
N6

Dated: 5<sup>th</sup> August 2007

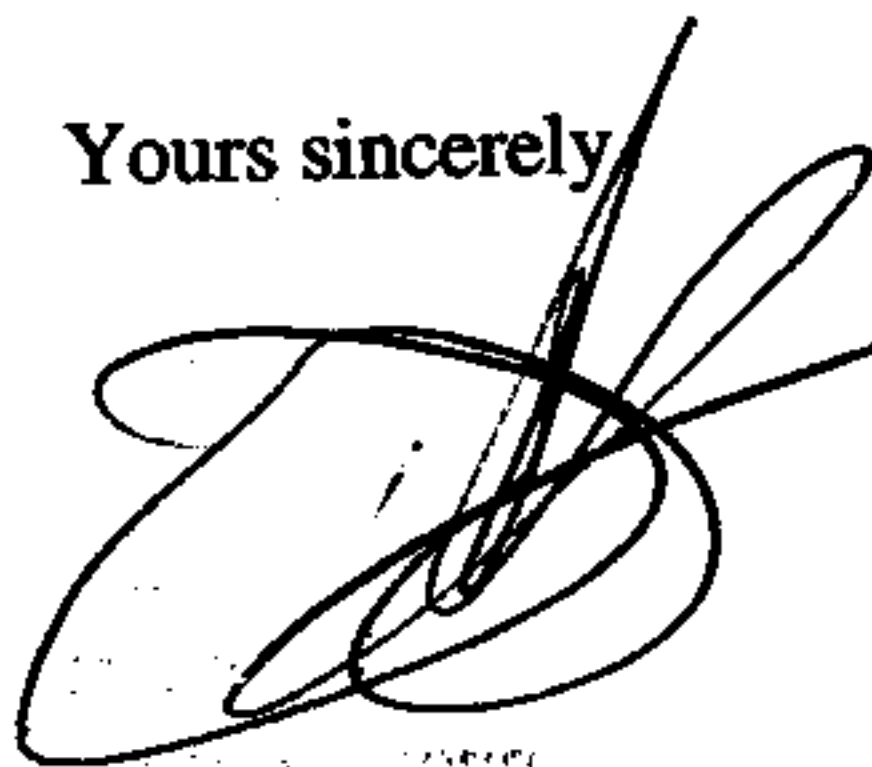
Dear Ms Mello

**Re: 4b Highgate West Hill, London, N6 6JS**

We write to apologize for our lack of success in renting the basement flat at 4 Highgate West Hill as a commercial unit. We have had a number of interested parties looking at the potential of using it for residential purposes but understand that at this point that is not an option.

West Hill will continue to market the property until instructed otherwise and will keep you informed of any developments.

Yours sincerely



Daryl Ditchburn  
For and on Behalf of West Hill Property Consultants

RECEIVED  
- 9 OCT 2007

2 Avenue Hall  
Avenue Road  
London N6 5DN

Ms Rachel Black  
4 a Highgate West Hill  
London N6 6JS

16<sup>th</sup> April 07

**Ref: 4 b Highgate West Hill N6 / Application plan for change of use from D1 to one bedroom flat**

Dear Ms Black,

I am hereby writing to inform you by notice that an application plan has been made to change the use of the property above mentioned from D1 to C3 (residential).

Plans are available at Camden Borough Town Hall Dept of Planning if you wish to view.

Yours sincerely,

Simone Melo-Atherton

RECEIVED  
- 9 OCT 2007

2 Avenue Hall  
Avenue Road  
London N6 5 DN

Mr James Atherton  
4 Highgate West Hill  
London N6 6JS

16<sup>th</sup> April 07

**Ref: 4b Highgate West Hill N6 / Application plan for change of use from D1 to one bedroom flat.**

Dear Mr Atherton,

I am hereby writing to inform you that an application plan has been made to change the use of the above mentioned property from D1 to C3 (residential).

Plans are available at Camden Town Hall Dept of Planning if you wish to view.

Yours sincerely,

Simone Melo-Atherton

RECEIVED  
- 9 OCT 2007

# **Tom Young Architects**

19 Bassett Street London NW5 4PG

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**2.63 All schemes for conversion (including the further sub-division of existing flats and maisonettes) should provide a good standard and quality of accommodation without causing any deterioration in amenity for any existing tenants and residents. It is important that adequate and secure arrangements can be made for access to each household space and for off-street refuse storage.**

The new (drawing A-1-2) plan shows a slightly modified internal arrangement of the unit. The rooms sizes resulting are above or consistent with HA standards. Secure access to the unit is already established. A gate at the top of the entry stair defines the threshold to private space. At the bottom of the external entry stair there is already an open grill gate which can be locked. Rubbish storage at the top of the stair.

**6.46 Uses that may make a positive contribution to the character, function, vitality and viability of these centres will include shopping, financial and professional services, food and drink uses, launderettes, doctors, dentists and veterinary surgeries. However, not all of these uses will be appropriate in every centre. Careful consideration will be given to the impacts of food and drink uses particularly on residential amenity, under policies R2 and R3.**

The conversion of the unit to C3 means the loss of a commercial unit. The unit is now vacant in anycase. Its previous use was for sports massage. It may be that the unit attracts non-core uses like this. It may also be argued that such uses are not "appropriate in every centre".

## **SECTION 6 TOWN CENTRES: PROTECTION OF SHOPS, SERVICES AND FOOD AND DRINK USES**

### **R7 -B - Neighbourhood Centres**

**At ground floor level in the Neighbourhood Centres, the Council:**

- a) will only grant planning permission for development that it considers will not cause harm to the character, function, vitality and viability of the centre; and**
- b) will not grant planning permission for development that would prevent the centre from being capable of providing a range of convenience shopping.**

The proposed c.o.u cannot be construed as harming the vitality of the Swains Lane neighbourhood centre. It would add at least one local shopper if it is allowed, possibly two. It is a basement level unit and cannot therefore be assessed by the same exacting standards regarding local service provision and maintenance of retail offer as a ground or street level unit.

### **IN CONCLUSION**

We believe the c.o.u to C3 proposed for 4b West Highgate Hill is consistent with Camden policy.