



In respect of;

**PROPOSED PART CHANGE OF USE FROM A2 TO C3
TO CREATE 3 STUDIO FLATS AT 169-173 MALDEN ROAD,
LONDON, NW5 4HT**

PROPOSAL

The proposed scheme is change of use from A2 & A1 to C3 to utilise the proposed vacant site.

The proposals have been designed to have minimal impact on neighbouring properties. The internal layout of the proposed houses has been strongly informed by the need to maintain the outlook, privacy and day lighting.

The property is situated within an established residential (part commercial) area on Malden road, located within a mile of Hampstead Heath Railway and Kentish Town west, Belsize Park & Gospel Oak underground Stations. The site is well served by road links and public transport. A bus stop is situated on a walking distance from the property.

Proposed site is vacant since last few years and it is unlikely that it will affect the existing commercial use. There is much bigger demand by professionals, especially for small studio units due to its location. Many of the existing units have been changed during the last few years due to no demand for commercial and bigger demand for residential.