

07 October 2014

**DESIGN AND ACCESS STATEMENT FOR THE CHANGE OF USE AT:**

**127 KENTISH TOWN ROAD, LONDON, NW1 8NY**

The existing unit is located on the western side of Kentish Town Road close to the fork with Royal College Street. It is located along a parade of shops with a mix of retailers, businesses and fast food restaurants with residential units located above.

The existing Ground Floor unit was previously A3 use and has currently been converted into professional services as A2 use and is now utilised as an estate agent. The wall tiling from the previous A3 use is still visible.

This is a retrospective application to gain approval for change of use and can follow the example of 161 Kentish Town Road which gained a retrospective change of use from A1 to A2 in 2009.

The unit at 109 Kentish Town Road has been converted into C3 residential use following delegated officers report approving an A2 use although this was subsequently refused at a councillors meeting and reason unknown.

The unit at 120 Kentish Town Road was recently converted to be used as A2 estate agents which the council were advised about but have raised no objections.

The proposal to convert the shop has modernised the unit with a contemporary and fashionable fit out internally which has smartened up and upgraded the local vicinity. The office is dealing with lettings for the local vicinity and employs 5 local persons.

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