

Change of use from B1 to C3 R/O 102 Parkway, London, NW1 7AN

Proposal:

This notification for Permitted Development has been submitted to support the change of use from a B1 office space to a C3 residential unit at the rear of 102 Parkway, Camden Town, London, NW1 7AN. This notification has therefore been submitted in conjunction with the existing and proposed plans as required.

Assessment:

The notification is for a change of use only – there are no external alterations to consider.

102 Parkway is a three storey Georgian mid terrace house with a shop on the ground floor with office space covering the garden and with residential dwellings on the basement, first and second floors.

The basement flat has its own entrance down from the street, the shop fronts onto the street and the original front door currently gives access to the upper residential dwellings and office to the rear.

The proposal to replace the B1 office at the rear with a C3 residential unit will mean the front door leads into a communal passage with access to residential accommodation only. Access into the existing dwelling will not be altered but will provide access to only residential space, which is preferable.

The immediate and surrounding character of the area will be unaffected while positively enhancing the site.

This proposal has no impact on neighbouring properties.

These notification should be viewed in conjunction with internal alterations proposed at ground floor level, as part of general refurbishment works to bring the unit up to a modern standard.

The residential unit will not produce any more pedestrian traffic and will not impact on transport and highways.

The site also has no contamination and/or flooding risks.

Camden town being a highly desirable residential area is more suitable for this use than the present office.

Conclusion:

The change of use will have little if no impact on the surroundings whilst positively enhancing the site providing only essential residential accommodation.

It is considered that the proposal complies with all of the relevant prior notification criteria and therefore it is respectfully requested that the notification is granted.

We would appreciate continued consultation by the appointed planning officer during the processing of this notification to resolve any issues that may arise.