

4th December 2015 (*revised 8th February 2016, revisions noted as rev.a. in italics.*)

To Accompany Application for Planning Permission

Change of Use to Ground Floor, 120 Fortune Green Road, London. NW6 1DN.

Supporting Statement.

1. **Design and Access Statement.**

As the application is for Change of Use, no Design and Access Statement is required.

2. **Principles of and Justification for the Proposal.**

The proposal comprises Change of Use to the ground floor accommodation from its current business use to residential use. The existing first floor comprises a self-contained two bedroom flat, (nett internal floor area of approximately 65sq.m.) the ground floor accommodation (nett internal floor area of approximately 65sq.m.) is also suitable for residential use creating no conflict with existing surrounding uses. The property is located on the corner of Weech Road and Fortune Green Road which are both predominantly residential.

There is an existing dropped kerb located on the Fortune Green Road frontage, which provides access to the parking space to the paved forecourt of the property. The existing arrangements includes a folding lockable bollard to prevent unauthorised parking to the forecourt area, which enables the existing arrangements for parking to operate without difficulty.

There is ample room for two parking spaces, one provides space for the ground floor accommodation, and one provides space for the first floor flat.(rev.a.)

There are two existing separate refuse stores for the ground floor and first floor accommodation , which are both located on the Weech Road frontage. The existing arrangements for storage and collection of recyclable waste and refuse operate without difficulty.

The justification for the proposal is due to the difficulty in finding suitable tenants for business use in this location and the pressure for residential use.

3. DP13 Assessment.

The existing ground floor accommodation of the building is no longer suitable for its existing business use due to the following;

a). The previous tenant officially vacated the property in December 2010, but had not actually traded from the premises since 2009. During the period of unoccupation constant efforts were made to find a suitable tenant. The property sat empty for a period of three years. A Building Maintenance Service currently operates from the ground floor on a short term lease which is due to expire shortly.

Our client has on several occasions discussed with local Estate Agents, the prospect of finding further alternative tenants, when the current lease expires. Of all the agents that our client has approached, none of them have an optimistic view of funding further business tenants in this location. (rev.a.)

b). The Property is on the corner of two streets which consist of predominantly residential properties. There is no potential for the business use to continue due to its location and the surrounding residential use.

c). The changing needs of small businesses in today's highly competitive market driven environment indicates that small business units in isolation are increasingly unsustainable due to economic pressures.

d). Due to the nature of the proposal and the present climate, there is no feasible alternative use or layouts possible for the ground floor accommodation.

4. Local Plan Policies

DP2- Making Full Use of Camden's capacity for Housing

States that the Council will seek to maximise the supply of additional homes.

DP13-Employment Premises and sites

It can be demonstrated that a site or building is no longer suitable for continued business use.

5. National Planning Policy Framework.

51. Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

160 & 161. Local planning authorities should have a clear understanding of business needs within the economic markets operating in and across their area. Local planning authorities should ... assess the needs for land or floorspace for economic development, including both the quantitative and qualitative needs for all foreseeable types of economic activity.

*References; Design and Access Statements, CABE 2006
Building for Life, CABE 2008*

Das04/12/15/jam/411/rev.a./08/09/16

Appendix 1(rev.a.)

Lifetime Homes Statement.

The proposed Change of Use to the existing ground floor accommodation from its current business use to residential use, is eminently suitable to provide Lifetime Homes standards, relevant standards are set out below:-

- 1. Parking (width or widening capability).- at least one space should be capable of enlargement to achieve a minimum of 3300mm (indicated on drawing no. 411sk02revA.)*
- 3. Approach to entrance to be level or gently sloping.- the existing site and forecourt providing access to the ground floor entrance is level with a gentle slope to the existing highway footpath.*
- 5. Communal Stairs & Lifts.-there are no communal stairs or lifts.*
- 6. Internal doorways and hallways.-the minimum hallway widths to the ground floor accommodation (as existing) are 950mm. The internal doorway widths (as existing are generally 750mm) will require to be widened to achieve the "turning to pass through a door within a dwelling" to a minimum clear opening width of 900mm.*
- 7. Circulation space.- there is sufficient space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.*
- 10. Entrance level wc and shower drainage.-an accessible bathroom in accordance with criterion 14 is proposed (indicated on drawing no. 411sk02revA.)*
- 12. Stairs and potential through-floor lift in dwellings of two or more storeys- is not applicable to this proposal.*
- 14. Bathrooms, an accessible bathroom, providing ease of access in accordance with the specification in this criterion is indicated on drawing no. 411sk02revA.*
- 15. Glazing and window handle heights.-Windows in the principal living space should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people. The existing window glazing to the proposed living room starts no higher than 800mm above floor level, this window shall have handles/controls to an opening light no higher than 1200mm from floor level.*