

## **T645 -PLANNING STATEMENT FOR CHANGE OF USE AT 167 KENTISH TOWN ROAD.**

### **Introduction and Proposal.**

The proposal is in accordance with Policy SW1 of the Kentish Town Neighbourhood Plan it is suggested and is the only way the current shop can survive without closing. The shop has been making year on year losses and needs to Change its Use.

Originally the property at 167 Kentish Town Road was one property with one shopfront. Currently it is linked to 169 Kentish Town Road but the proposal is to reinstate the dividing wall within the shop to allow 167 Kentish Town Road to operate as at A5 Hot Food Take Away and therefore subsidise the food shop at 169.

There will be little is any changes to the existing shopfronts apart from signage which will be subject to a separate application.

### **Secondary Schools with 400m**

There are no Secondary Schools within 400m of the property. The nearest school is the TTi Language School but this is not a Secondary School.

### **Impact on Residential Uses.**

Most Residential Uses along Kentish Town Road area at first floor and the impact will therefore be minimal.

The flue will be fitted with anti vibration fittings to reduce noise and odour control filters to reduce any smells although other flues exist within the area.

### **Change of Use/Loss of Employment Space**

The current property is not getting enough footfall to survive as a food store shop and it needs this Change of Use to survive and retain staff otherwise they will be made redundant.

Current staff levels are around 4 people and this would remain the same with the Change of Use.

### **Noise Impact Assessment**

See Clement Acoustics Report submitted with this application.