

Planning statement in support of the planning application to utilise the empty part ground floor and basement retail space

**169 WEST END LANE  
LONDON  
NW6 2LH**

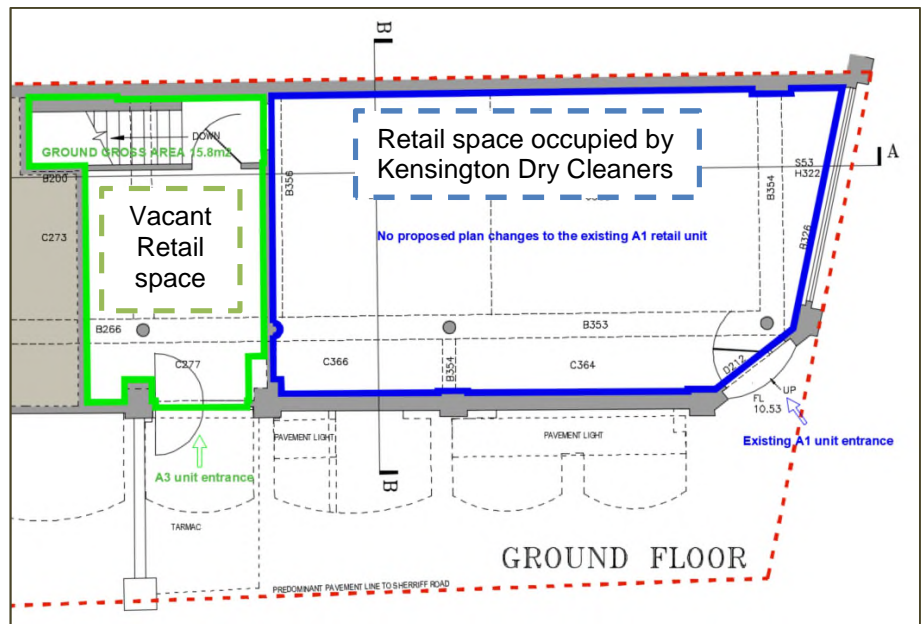
**Evelegh Designs** 19/12/2019

The retail space is currently occupied by Kensington Dry Cleaners. They occupy part of the ground floor however the remaining retail space is unused and has remained vacant since it was last let to an off-licence occupying the whole of the retail space.

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*Ground floor plan extract*

In 2017 schemes were developed to utilise the space as the vacant property and the pavement in front of it was attracting unsocial behaviour and litter. Regrettably the planning applications for conversion to a self-contained flat were refused.

This application proposes to divide the retail space into two self-contained units. There is no proposed change to the existing space occupied by Kensington Dry Cleaners however the vacant space on the remaining part of the ground floor and the whole of the basement space is to be let as a self-contained unit.

# Evelegh Designs

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*Existing vacant ground floor space*



*Existing vacant basement space*

Retail advice has been sort and it is considered that the space could be occupied by a small coffee shop or the like and therefore A3 use is sort.

The incoming retailer will fit out the space to suit their requirements and these specifics are not included in this application.