

Covering Letter: Simultaneously Land Swap

This change of use (129 Fortress Road, NW5 2HR, D2 to B1) is submitted simultaneously with another change of use (1st and 2nd Floors, 225a Brecknock Road, N19 5AA, B1 to D2) as part of a 'Land Swap' application agreed after conversations (email and phone) with the Planning Officer Nathaniel Young.

The size of the two sites are as follows:

- 129 Fortress Road: 98m² (First Floor: 46m²; Second Floor: 52m²)
- 1st and 2nd Floors, 225a Brecknock Road: 93m² (First Floor: 56m²; Second Floor: 37m²)

This satisfies the sole planning concern relating to a loss of employment space/opportunities. The Fortress Road site is larger so this will increase the amount of employment space and opportunities in the immediate area. The two sites are in the same neighbourhood.

On top of the size difference this will also significantly increase the quality of local employment space/opportunities. Both sites are over 2 floors but at Brecknock Road the majority of the Second Floor is of restricted height (in the eaves) whereas Fortress Road is full ceiling height throughout. Discussion with the owner's agent (JP Retail) confirmed this 'increased quality' will help secure a B1 tenant. If you need us to provide a letter from the owner of JP Retail let us know. Renting the Brecknock Road site has been difficult for many years.

The same owner owns both sites and is in full support of this application. Upon permission being granted the local business (in operation since 2014) Down to Earth (a Yoga & Pilates studio) would move from 129 Fortress Road to this 'backyard' Brecknock Road site that lends itself to this low impact D2 use.

This move has extensive community support as provided in the previous application. More support can be provided upon request. Please let us know asap if you need us to resubmit these or anything else from previous applications.

It was agreed that as this case has been discussed in detail this application would fall within the 8-week time-frame.

We understand that legal confirmation of the changes may be requested by the Borough. If so if you are able to send an example template in advance please do so, as this will speed up this extra process if it is deemed necessary.

For clarity this same letter will be submitted with both applications

Best regards
David Plant