

## WEST KENTISH TOWN CONSERVATION AREA ADVISORY COMMITTEE

### Comments on planning application 2020/6019/P, 58 Malden Road, NW5

#### LOSS OF AMENITY

This shop is useful to local people as a convenient place for a range of purchases. It is used by many people in the immediate area and parents of children attending Rhyl Primary School. Its closure would be a loss felt by many and would have a detrimental effect on the resilience of the neighbourhood.

#### URBAN DESIGN CONSIDERATIONS

The shop acts as 'eyes on the street', providing a presence that helps to monitor and deter anti-social behaviour. Number 58 Malden Road is located at the corner of an urban block, an ideal location for a convenience store, a 'corner shop' being visible from multiple directions. If the shop were converted to residential it would become a 'dead corner', as has happened at no. 2 Malden Road\* at the junction with Prince of Wales Road.

We would like use of this building as a shop to be protected in order to help preserve the civic nature of Malden Road, an important public road with two main bus routes, which used as a principal pedestrian thoroughfare by many people. Too many shops have already been lost on Malden Road.

#### STANDARD OF ACCOMMODATION

The standard of the proposed residential accommodation is unacceptable in terms of space standards, configuration of the flats and the quality of the living spaces provided. There is no external amenity space provided. It is contrary to the requirements for new accommodation.

#### MATERIALS AND DESIGN

The proposed use of UPVC windows is not acceptable in a conservation area.

\*

*Note regards approved scheme at no. 2 Malden Road*

We wish to comment on a similar scheme at no. Malden Road, which was approved in 2013 (planning ref. 2013/0048/P).

It is stated in the decision notice that this is in accordance with Camden's planning requirements including CS6- Providing Quality homes. We do not understand how this could be deemed to be so, for the following reasons:

- The new basement flat created has no outlook, it is completely below ground level and has practically no natural light. Although there are two windows- one to a kitchenette and one to a bedroom- they look straight onto a brick wall.

- The ground floor studio flat is on an extremely busy corner with insufficient protection provided against noise and vibration.
- There is no external amenity space for either flat.



Basement flat: grille above window to kitchenette



Basement flat: grille above window to bedroom



Basement flat: steps to front entrance door