

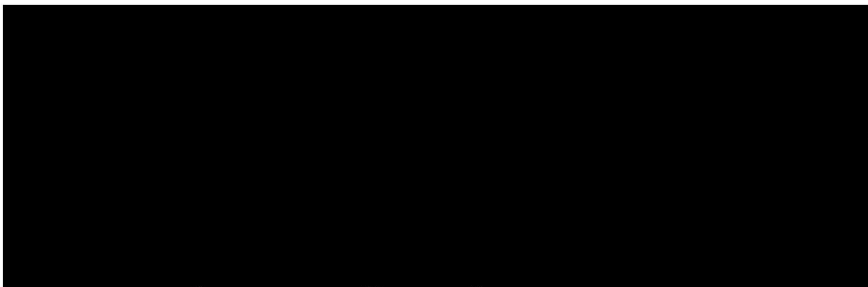


Subject: FW: Consultee letter for PlanningApplication Application: 2022/2467/P

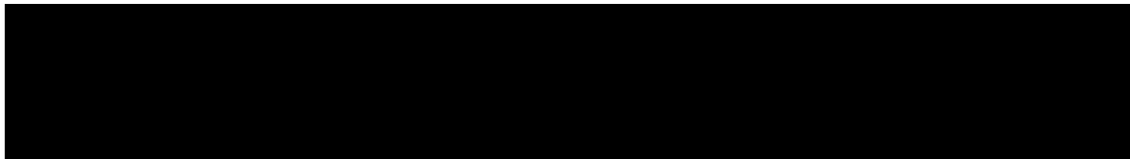
Hi,

Please log the comments below.

Kind regards,
Nathaniel Young
Senior Planning Officer



Subject: Re: Consultee letter for PlanningApplication Application: 2022/2467/P



Dear Nathaniel,

apologies for the further delay. Please find below KTNF's comment:

Kind regards,

Judith for
Kentish Town Neighbourhood Forum

Application 2022/2467/P

Apollo Studios, Unit 4, Charlton King's Road, London NW5 2SW
The Proposed Work: Change of use from office (Class E) to residential (Class C3)

The site has 14 units, 11 of which have already received permission for change of use from office use to residential (Class C3). According to the applicant, unit 4 has been unoccupied for 2 years and underoccupied for the previous 5 years. The applicant argues that this is due to changing work patterns (working from home) and that a more appropriate site for the studios has been found elsewhere in the borough, so no job loss would occur. KTNF favours protecting workspace, however takes into consideration that the adjacent units at this site have already been changed from offices to residential use, and that there is pressing need for more housing.

At a gross internal floor area of 180m², this would become a huge luxury 3 bed flat, and not affordable to many. Minimum space standard for a 3bed home (for 6 people) is 95m². It would be more suitable to provide housing either for a larger family (4 or 5 bed) or subdivide into two smaller 90 sq m flats.

The Kentish Town Neighbourhood Plan promotes respect for green issues and sustainability and encourages energy efficient design and renewable energy. However, sustainability, insulation, energy, carbon or biodiversity are not at all addressed. We would encourage low energy design such as passive house, increasing insulation levels, solar panels for example.

KTNF would recommend dividing Unit 4 into two homes rather than one.

