Argles James

From: Planning Support
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2015/1989
Site Address: 109 Myddleton Road London N22 8NE
Comments by: David Freake
From:
25
Parkhurst Road

London

N22 8JQ
Submission: Objection
Comments: I strongly object to this planning application.

Policy TCR4 of the Unitary Development Plan saved policies 2013 states that "Proposals to change the use from existing Class A1 retail will be allowed provided that: ..... b) individually or cumulatively the proposed use does not have an adverse effect on the vitality, viability or where appropriate predominately retail function..." The proposal would leave a very small shop unit which would be far too small for many A1 businesses. I think it is quite possible that the exisiting business which has reduced in size will not be viable for much longer. If the existing business were to leave it would be much more difficult to let a shop of this size. I think it is clear that the proposal has an adverse affect on the viability of the remaining shop unit and therefore the viability and vitality of the local shopping centre. There are vacant small retail units on the street currently and if the current business doesn't need a shop of this size it would be far better for the vitality and viability of the whole street if it were to move to a smaller unit

Myddleton Road local shopping centre has improved significantly since I moved to the area 2 years ago. A number of new businesses have opened in that time, and there are more on the way. The recent Myddleton Road survery, as quoted in other onbjections to this application, shows that there is strong support for local businesses on the street if they meet local need. This application if granted would actually work against the regeneration of the street.

In addition the proposed flat at 37 square metres is the absolute minimum size recommended by the London Housing SPG 2012, and it is 13 square meters below the recommended size for a 1 bed flat for two people sharing. There are already lots of small flats on the street and it would be much better for the street to have a greater mix of different sizes of accomodation, not another very small flat.