Argles James

From: Planning Support
Subject: FW: HGY/2016/2100 - 1A Stanmore Road N15 3PT - Prior Approval for the change of use from laundrette to C3 (dwellinghouse)

From: Pinamonti-Hyde Ian
Sent: 05 August 2016 16:58
To: Robinson Wendy
Subject: HGY/2016/2100 - 1A Stanmore Road N15 3PT - Prior Approval for the change of use from laundrette to C3 (dwellinghouse)

Wendy,

This Prior Approval application is for a change of use from a launderette to a dwelling house which will become a studio apartment.

The site is located on the south east corner of Stanmore Road at the junction with West Green Road. It has a PTAL value of 6 which is considered 'excellent' access to public transport services. Multiple bus services are available from West Green Road, Green Lanes and at Turnpike Lane Station, and Turnpike Lane underground station is a 7 minute walk away.

The site is within the Wood Green Outer CPZ which has operating hours of 0800 – 1830, Monday to Saturday. It is also within the West Green Road Restricted Conversion Area which is known to have high parking stresses.

The development needs to provide a single cycle parking space to accord with London Plan requirements. This can be covered by condition for approval prior to commencement. Given the excellent PTAL and location within the Wood Green CPZ, and proximity to shops and services along Green Lanes and near Turnpike Lane station, it is reasonable to assume that occupiers of the development will generally use public transport and there will be either no or very negligible car parking demand arising from the proposal.

Subject to satisfactory cycle parking arrangements, Transportation does not object to this application.

Regards,

Ian