

Our Ref: 346 High Road,
London
N22 8JW

Date: 12/05/2023

Planning Statement

This statement is to be read in conjunction with drawings to support the planning application; Drawing Ref: HR23-01 to 02 inclusive.

Context

The property is a mixed use 3 storey commercial building with A1 Use Ground Floor Retail Shop, 4 Self Contained Flats at First and Second Floor Levels.

Intention of this application is obtain lawful use of existing self-contained flats at first and second floor levels which had been built and in continuous use of more than 4 years.

Use

The freehold of the property is owned by Ms. F. Kemal.

Amount

The amount of the existing property to be retained and this application is not to proposed for any change of use or gain any additional floor space.

Layout

The Part of Ground Floor have been in use as A1 retail shop and there is no any changes proposed for the shop.

First and Second floors have been in use as 4 Self Contained Flats as 346A, 346B, 346D, 346E

- All 4 Self Contained Flats have separate kitchens, shower rooms with bedroom and living space as one contained area. Please see enclosed plans.

Scale

The gross internal area of First and Second Floor Flats (excluding the bin store) is 121.00sqm.

346A High Street, London, N22 8JW; 25.4sqm of total internal floor space

346B High Street, London, N22 8JW: 22.3sqm of total internal floor space

346D High Street, London, N22 8JW: 32.20sqm of total internal floor space

346E High Street, London, N22 8JW: 41.10sqm of total internal floor space

Landscaping

The landscaping is not applicable for this current site. No trees on site.

The site has a refuse storage for the existing units at rear part of ground floor.

Appearance

The external appearance is not applicable for this application as the existing building will be retained completely.

Vehicle access and parking

There is on or off street parking space for any of the properties in this locality.

Pedestrian and cycle access

Pedestrian access to the Residential Flats will be retained as existing and all the entrances are from the Lyndhurst Road.

Conclusion

This application is get lawful use of 4 Self Contained Flats located at first and second floors which have been in use continuously for more than 4 years.

Enclosed supporting documents clearly shows that the property has been converted into 4 Self Contained Flats and additionally shows that they have also been in continuous use for more than 4 years

Therefore, we believe that the lawful use to be approved.

List of Enclosed Documents

1- Tenancy Agreements

- Tenancy Agreements for all four flats

2- Electric National Database;

This certification clearly shows that the building was converted in two flats and used as such.

3- The Electrical Installation Condition Report

4- Electricity Meters

5- Utility Bills

- Electricity Bills