

Mr and Mrs Roach
43 Marlborough Road
London N22 8NJ

2nd August 2023

Case Reference: HGY/2023/1772

Shop: 78 Myddleton Road, London, N22 8NQ

Proposal: Change of use of the rear part of the commercial property to a single self-contained flat

We are writing this letter as we are objecting to the change of use from retail to residential to the above-mentioned property. Myddleton Road is part of a Conservation area and has been there for more than a century. A few years ago, it won an award for the best small High Street and the council should be trying to get more small business to open in the area to bring economy to the area. When I moved to this area, we had two butchers, a post office, and an array of shops for the community. The proposal is to keep the front as retail but turn the rear part of the commercial property to a single self-contained flat. This would result in a reduction in the size of the retail unit which may limit the number of potential businesses that could rent the property.

Myddleton Road should be a thriving local shopping centre with a variety of independent businesses with retail units of varying sizes available to rent. There are numerous flats on Myddleton Road above the shops already and turning the rear of number 78 into another residential property will increase the density of people on the street. Why is there a need to create more residential housing? This in turn will increase parking in the area and increase the strain on council resources. It will start a precedent of other property owners trying to change the use of their properties to residential which would diminish the vibrancy and vitality of the street and turn it into yet another street full of flats. The rear unit was built without consultation with the neighbouring properties, and we object to the change of use as it would be the start of a download spiral for the area.

Regards,

Mr and Mrs Roach