

12/08/2026

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Dear Anna,

Aztec House, 397-405 Archway Rd, London N6 4ER
Change of use from commercial use to residential use via Permitted Development Rights
Assessment of Impact on the Character and Sustainability of the Conservation Area

Thank you for your email dated 11th August 2026. Owing to the above site being located within the Highgate Conservation Area, this letter provides the requested assessment of impact on the character and sustainability of the Highgate Conservation Area.

As you are aware under Paragraph MA.2 of Schedule 2, Part 3 of the General Development Procedural Order (2015) (as amended) development under Class MA is permitted subject to a number of conditions. This includes Condition (2) (a) which states:

“(2) Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- a) *where—*
 - i) *the building is located in a conservation area, and*
 - ii) *the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;”*

Owing to the property being located within a conservation area and as there is a new residential lobby to the rear of the property, as required under Condition (2)(a) the impact of the change of use on the character or sustainability of the of the conservation area is a consideration.

To maintain the existing active frontage, which is a positive contributor to the character of the Conservation Area, the existing commercial premises at ground floor level largely retains as per existing. The conversion of the upper floors of the property to residential does not result in the loss of retail floorspace but instead provides direct access to an additional retail storage place at lower ground floor level.

Over 253sqm of retail floorspace remains within the building which remains the largest retail premises in the local context. This extent of retail floorspace is potentially too large for the local retail market and the

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subdivision of this floorspace may be more attractive to the local market of convience and service providers such as those seen along Archway Road.

The proposals do not result in any external changes to the existing building. There is an existing refuse and cycle storage to the rear of the building. There will be an increase in the size of these facilities to facilitate the conversion. Owing to the existing presence of servicing facilities to the rear of the site, the increase in extent of these facilities is not considered to adversely impact on the character of the Conservation Area.

Instead, there are considered to be a number of positive impacts on the character of the conservation area as result of the conversion, these include: removal of the existing car park barrier; removal of existing commercial signage and branding; removal of existing outdated and bulky plant in the under croft to the rear of the site; and removal of the smoking area signage and facilities.

Hopefully the above provides adequate peace of mind that the proposals do not result in adverse impact to the character and sustainability of the conservation area.

Should you require any additional information we are happy to provide this.

Yours Sincerely,

A handwritten signature in black ink, which appears to read 'Eglazer', is positioned above the typed name.

Eliana Glazer
Allsop Planning