

From: Peter Ottery
Sent: 19 March 2024 16:15
To: Planning Support
Cc: Cadenza Holdings
Subject: %4, Wightman Road, London, N4 1RU.

Importance: High

Dear Planning Support,

Following the refusal of planning permission, dated 21st December 2023, ref no HGY/2023/2754, I am submitting an amended planning application for two 2 bedroom flats, one on the ground floor, and one on the lower ground floor.

Firstly, I confirm that the ground floor was always used as retail shop, with basement storage under, in connection with the existing motor repair garage at 56/58, Wightman Road, and was never a large house. This also applies to the remainder of the former shopping parade at nos. 46-54, Wightman Road, adjoining the application premises to the South. The planning policy requiring a minimum floor space of 120 sq. m. for conversion into smaller flats does not therefore apply. Nor does the 20% policy, as agreed in the analysis by the case officer who dealt with the planning application at no. 52 next door in 2003.

The four reasons for refusal for the previous application all lead from the absence of external space at the front, which is not uncommon with former retail frontages. The lack of space prevents amenity space, off-street parking provision, secure covered cycle storage, and proper refuse storage and collection facilities. Veolia have confirmed that the present arrangement serving nos.46-54, Wightman Road, involves twice-weekly collections of domestic bagged refuse from the footpath. The parade comprises a row of converted commercial premises with residential upper parts. There is no other option available to Veolia or the residents. All these four deficiencies are normally dealt with in new-build, or large house conversions.

The present application has been revised to provide a one 2 bedroom dual aspect flat for both the ground and lower ground floors.

Kind regards,

Peter Ottery
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