

# **PLANNING STATEMENT**

FOR

## **18A HIGH STREET, NORTHWOOD, HA6 1BN**

*Proposal: Change of use from use class E (Commercial, Business and Service)  
To use class C3 (Dwellinghouses).*

### **INTRODUCTION**

The Application is made for prior approval under class MA permitted development for the conversion of an office class E to a 1 bedroom residential flat, class C3.

### **THE PROPOSAL**

The proposed 1 bedroom flat has a floor area of 54m<sup>2</sup> and is designed to be a 2 person unit. It therefore complies with the national minimum space standards as contained within the National Planning Policy Framework and the space standards contained within the London Plan. There are no additional windows or changes proposed to the existing building except the internal rearrangement of the space and the installation of a bathroom and kitchen.

### **PARKING STATEMENT**

The parking restrictions in the High Street are such that the flat will, by necessity, be a car free unit. It is in relatively close proximity to the tube station at Northwood which is approximately 15 minutes walk away. The parking restrictions in the street are a maximum of 2 hours between the hours of 08:00 to 18:30, Monday to Friday.

### **CURRENT USE**

The current use of the premises is for office E use class. It is not known precisely how long this use has existed but from discussions with the current owner it is well over 10 years.

