

Application No:	Consultees Name:	Received:	Comment:	Response:
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2022/5197/P	Erik Carlson	21/03/2023 22:32:48	OBJ	
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Dear Mr Young,

I am writing to object to the 2 recent planning applications for 94 Mill Lane. Your references 2022/5197/P and 2022/5198/P. I am submitting the same objection text for both as both applications were submitted at the same time by the same party and, I suspect, that one is a contingency for the other but with the same ultimate goal. I think you need to consider both applications together please.

2022/5197/P is asking to convert much of the ground floor and the entire basement into a poor-quality home. While it does preserve a small amount of retail space, the lack of supporting utility space and basic facilities greatly reduces the potential uses.

2022/5198/P wants to convert the entire ground floor and basement to a home, taking this retail space away from the street. History suggests that once shops are converted in this way they are seldom changed back.

The applicant says that the property has been continuously marketed but that there has been no interest. However, I know for a fact that several locals (I know of at least 4) have tried to contact "The BGP" to enquire about renting the shop. From the time the sign went up on the shop until the first objections to this planning application appeared on your portal Messages left on the answerphone were not replied to, WhatsApp messages either went nowhere or were not replied to and emails / messages via the website went unanswered. Only after this truth was stated on an early objection to the planning applications (this month) were any of the messages answered, months after they were originally left. This strongly suggests to me that the applicant was not really interested in renting out the shop, and their suggestion that they tried to let it out seems disingenuous. If the council would like to verify this, please contact me and I will put you in touch with those that I know of, who have made unsuccessful enquiries in the months that the shop was supposedly marketed.

The applicant supports their case by illustrating how many other shops in the same street are vacant, as if there is no need for so many shops any more. However, they seem to have forgotten that most of these shops were not empty before the pandemic. So many businesses across the country closed in those unfortunate times. We have lost some lovely shops and other businesses. To suggest that the current state of the high street is a true representation is unfair in my opinion. The council can easily verify this by using Google Streetview to rewind to earlier photographic states of this high street, and no doubt also look at business rates records to verify that until Covid it was normal for most of the shops in the high street to be occupied and trading. High streets are a vital part of the community, please give them a chance to recover! I prefer a thriving high street bringing visitors to the area, providing jobs, services and community, as opposed to a dead high street with poor quality residential conversions.

I am told that these applications violate NDP policies 2, 12, and 14. I don't think there is a strong argument for allowing an exception, particularly for so many violations.

I am also worried about the design of the lightwell which creates an obstruction to pedestrians, especially those with impaired vision. In the past the council has usually (correctly in my opinion) refused permission for structures that permanently block the pavement. If a lightwell is needed then other designs are available that are flush with the pavement surface and don't create an obstacle. As with other parts of this application this is just poor design. I know that some other shops in the street do have similar lightwells, but none have

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				<p>happened in the 12 years I have lived here and I believe that best practice and planning policy have moved on, just because something was once allowed historically does not make it acceptable today.</p> <p>I am suspicious that two applications have been submitted together. I am concerned that their preference is the full conversion 2022/5198/P, but that if that's refused, they'd go for the part conversion 2022/5197/P with small amount of retail space that will be hard to use and then later have another go at applying for change of use on the basis that nobody would rent the space that they have deliberately made less desirable.</p> <p>I respectfully ask that you refuse these applications and suggest that the applicant makes more of an effort to rent the shop.</p>

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2022/5197/P	mr S Rooney	23/03/2023 21:29:01	OBJNOT	<p>I wish to record my strenuous objection to the proposed conversion of the exiting long standing retail unit of ground and basement at 94 Mill Lane.</p> <p>I note that there are 2 separate applications lodged on this basement and ground floor space at no94 Application 2022/5197/P and 2022/5198/P. using a twin application is a fundamental injustice in the system. let me comment in regards ti 5197P in the first instance.</p> <p>No 94 is a prominent longstanding retail space on the corner of Mill Lane and Broomsleigh St. It retains a unique and attractive shop frontage. This application seeks to remove a significant part of the retails space to leave a paltry 29sqm of commercial space, with the conversion of the basement space and a part of the GF space for a one bedroom apartment. This clearly is a stepping stone application leaving an unviable unlettable small commercial space to become a stepping stone for a further application.</p> <p>The Apartment as proposed in this application provides very low quality living space. I would question the means of escape and travel distances from the upper floor kitchen in the event of fire. I would question the sizes scales and representations of the bedroom and window configuration</p> <p>The excavation and treatment of a proposed light well onto a main road, together with limited natural light ventilation and low ceiling heights doesn't provide adequate suitable sustainable quality housing. The installation of handrails and fencing to the street around the light well - impacts on the visually impaired in an otherwise clear street scape The treatment of the fencing is crude and out of keeping with the mature environment we have. Frequently such similar light wells become damp and fetted and a treat to public health and flooding with inadequate drainage available- I note that TWA have already lodged comments separately.</p> <p>This form of poor quality troglodyte living has no place in Camden.This is a slum of tomorrow sought to being built today.</p> <p>The developers have also misrepresented any intent to seek a meaningful commercial letting on this property.</p> <p>I made a direct application on the WhatsApp contact details of BGP on the 30th October 2022, for no response to be made until the 15th march - which corresponds with the date of objections being raised.</p> <p>There was clearly no intent of seeking a viable letting for the retail space. even when I engaged there was non of the standard commercial information available plans, and or indications of rentals and terms.</p> <p>Needless to say as a commercial enterprise I could not afford to wait some some 5 & 1/2 months for a response to a commercial letting enquiry.</p> <p>I have series of WhatsApp exchanges should the planners need further clarification on this. But I took away a complete disregard and lack of seriousness in seeking a commercial rental for the complete commercial space- it was more apparent that there is a longer term agenda for a back door retail to residential application here.</p>

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				<p>The local plan places an importance on maintaining our high streets. The loss of of 104 Mill Lane from Retail to Residential should in no way set any precedence.</p> <p>This is a vibrant high street location and a unique shop frontage The proposed application has no redeeming features and will be detrimental to the high street, breach neighbourhood plan obligations and provide substandard housing. I object to this planning application</p>
2022/5197/P	Anousheh Bromfield	17/03/2023 17:11:50	COMMIT	<p>This proposal, if granted, would result in the loss of a valuable retail space. The applicant's claims regarding inability to obtain commercial rent for the premises are not accepted. Further, it is not accepted that the solution to vacant commercial properties is residential conversion. That will result in the loss of amenities and vibrancy of Mill Lane as the area's local high street. It would also affect the remaining businesses and threaten their existence. This proposal does not benefit the local community and violate NDP Policies 2 & 14; it should therefore be refused</p>
2022/5197/P	Michael Poulard	17/03/2023 09:51:27	OBJ	<p>The Gondar Gardens and Agamemnon Road Residents Association (GARA) objects to this application. GARA exists to protect and enhance the neighbourhood and amenities of these two streets. Gondar Gardens adjoins Mill Lane, whose neighbourhood center status provides many diverse and essential amenities to our residents. The provision of successful retail spaces underpins this.</p> <p>This planning application reduces the size of the retail space in such a way that reduces the viability of the unit. Without space for storage, the range of retail activity is limited. GARA expects that, were this application be gain consent and be implemented, that the retail space would likely fail and a subsequent application be made to convert it to residential. the presence of a very similar application seeking consent to do just this is material.</p> <p>The quality of residential accommodation provided by this application is very low, with no external amenity space, no space for storage of bins or bicycles. The intervention of a lightwell on the front facade further erodes the effectiveness of the retail space by distancing potential customers from the shop window, and is not a common feature on the street.</p>