

Dear Sir/Madam,

I am a resident living in Holcroft Court on Clipstone Street, Fitzrovia. I became aware of the subject planning application today and wish to oppose the application.

In short, the application should be rejected or modified because there are plenty of cafes/eateries in the area whilst there are absolutely no laundrettes.

The local area does not need yet another cafe or restaurant, but residents need a laundrette. There are no laundry facilities in the area; any resident who does not have washing facilities in their homes have to travel outside of this area with bags of washing.

Further, the flats in this area are not big - mine included. We often cannot wash larger pieces of linen or have the space for a dryer. The previous laundrette on this particular premises allowed us to keep our homes and environments clean without incurring extra expenses or loss of time.

Camden's planning policy is supposed to protect community uses such as launderettes. The policy also states that launderettes have a role in "supporting social interaction" and make "an important contribution to the character, function, vitality and viability" of shopping streets — such as Cleveland Street in Fitzrovia.

Camden's guidance also states that "where the loss of a launderette is proposed, the Council wishes to ensure that the impact on local residents is assessed, in particular the effect of the reduction in launderette facilities on the community." The guidance has clearly not been followed in this case. If the cafe is allowed to open on this site, it will be a clear breach of policy, guidance and duty by the council. I highly doubt you will have carried out an assessment; and even if an assessment has been carried out, it is unlikely that the application can be justified.

National planning policy also states that planning decisions should guard against the unnecessary loss of valued facilities and services, especially where there are different population groups in the locality such as students and people sharing houses and flats and where there are transient populations (exactly the case in this area).

I have lived in this area for over 10 years, and witnessed the deterioration and breakdown of community in the area (amongst a whole host of other problems). Losing the laundrette with no replacement, and having yet another cafe open up in its place is another dagger in the coffin.

Old residents have all but lost hope. What is worse it that the council seems to be facilitating the whole demise in living standards and loss of community. Therefore, I strongly urge you to reject the planning application and follow your own policies and guidance!

Lastly, would appreciate it if you could reply to confirm receipt of this email and take into account my comments (which many in the community share) when making your decision on this planning application.

Kind regards

Sammi KY Lam