

Tessa Craig
Development Control, Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

06.01.2014

*please reply to
Gill Scott
48 Rochester Place
London NW1 9JX
020 7267 7016
studio@gillscott-design.co.uk*

2013/7845/P
59 Rochester Place, London NW1 9JU

Dear Ms Craig

This 'householder application' for a change of facade detail to this property is strongly supported by the local resident and traders association. The 'garage' space in this property never conformed to the Council's standards on plan or at build. Officers failed to measure on plan or following build.

The granted permission was for one parking bay and three garages. Four garages were built. The Officers report para 7.2 states *"that the parking bay sizes meet the Council's requirements of 2.4m x 4.8m"*; the drawings did not, neither did the build.

The width of the garage opening varies between 2.2 and 2.1m neat [not allowing for a vehicle to drive into the space from a 4.2m carriageway]. No cars are, or have been (in 10 years) parked in the spaces – all are used as storage spaces. For your information: BMW Mini Cooper width = 1.913m including wing mirrors allows less than 50mm on either side to reverse into the space [and drivers do have to reverse in!]; the driver struggles to open the door to get out/the passenger can't get out – and the exit door opens into the garage space which can not be used if the vehicle is in the space.

The provision of four garages lost the neighbourhood three existing residents parking spaces.

This property [57-59] was a trading business premises in a working industrial street until purchased by a property developer in 2001. Although protected at the time by the UDP [Kentish Town Area] officers allowed 320 sq.m of industrial space to be demolished [after one dismissed application, a dismissed appeal] in favour of a gated housing development [485 sq.m] with four garages and a 95sq.m office. You will recall that industrial B1/B8 was not to be replaced by 'Office'.

Yours sincerely

Gill Scott
for and on behalf of Reed's and Rochester Place Neighbourhood Association (traders and residents)

cc Stuart Minty