

15 April 2013

Dear Sir

2013/0950/P

We wish to object to the proposed development of **59 Rochester Road** on four grounds.

First, the proposer has not fulfilled his obligations to present material for the decision. We cannot find reference in the Design and Access Statement to the position of this property within Rochester Conservation Area and the needs and concerns of this property in that relationship. It is of note that an alteration to the back of neighbouring No 56 was recently rejected by the Council, and at appeal, only on conservation grounds. Also, we cannot find reference to a Lifetimes homes assessment for the alterations proposed.

Second, we object to the proposal to make this property into single-storey individual flats. The history of houses in Rochester Road is that they were built for families or multiple occupation around a single staircase. Internally, creation of single-storey flats is a contradiction of this grammar, and is not appropriate for our Conservation Area. Moreover, destruction of a multi-bedroomed housing for a larger household is unwelcome, since there is a lack of larger-bedroomed terrace housing and much old and new property in flats within or near Camden Road neighbourhood.

Third, we object to the loss of light industrial premises. South Kentish Town has argued for the need to protect and retain light industrial properties, and is supported by Camden policy. The present property uses the back extension for offices/industry, has good access from the side entrance at the rear. We note that the proposal plan indicates a separation of the back garden, implying that this might be developed at a later stage for other purposes, destroying the industrial access and separating the garden from the house.

Finally, we are argue to retain the dental surgery premises. Camden Road (medical) surgery was recently closed by the private company hiring it, to great local concern and the Councillors, MP and others argued for its restoration. It is now proposed to remove a dental surgery. We see no evidence of consultation with either local people (as indicated in Camden's Planning commitments) or with the NHS (through its PCT or successor body). We see no evaluation of the existing facilities for dental surgery to serve the central / east part of Camden. What is the nearest dental facility for children living in Agar Grove Estate or in St Pancras Way estate? In retaining this dental surgery, the Council can ensure the facility to be available for a suitable practitioner in the future – without being so designated, it is not possible to practise.

We request that we are informed of your report and of any meeting where a decision will be made.

Yours

Mark McCarthy

South Kentish Town CAAC