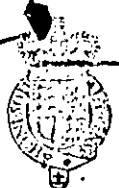


TR/P



Department of the Environment
Caxton House Tothill Street London SW1 H 9LZ

Telephone 01-834 8540 Ext 461

WON

Mr A R Clayton-Welch ARIBA
27 Prowse Place
LONDON NW1

Your reference
ARCW/KMN/95
Our reference
T/APP/4408/A/73/7915/DS
Date
- 3 JAN 74

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY REDSPRING LIMITED

1. I refer to this appeal, which I have been appointed to determine, against the decision of the London Borough of Camden Council to refuse planning permission for demolition of Apollo Works and erection of four 2 storey houses and thirteen 3 storey houses with integral garages for 12 cars on land at Charlton King's Road, Kentish Town, London NW5 2SB. I have considered the written representations made by you and by the council and also those made by other parties and interested persons. I inspected the site on Wednesday 7 November 1973.

2. From my inspection of the site and its surroundings and from the representations made I am of the opinion that the determining issue is whether this source of local employment is of sufficient importance to outweigh the housing gain at this time of housing shortage within the London Borough of Camden.

3. The appeal site lies within an area zoned on the approved town map for residential purposes and it is not programmed for re-development on the Initial Development Plan, although it is evident that local authority re-development for residential use is in progress in Charlton King's Road immediately opposite Apollo Works. The existing use is an obvious non-conforming intrusion within this predominantly residential area but I have no doubt whatever that the activities carried on within these premises are in no way unneighbourly.

4. The two companies which share the premises are of a nature which train and employ labour having a high degree of skill and both are traditional London activities having considerable prestige value with significant exports. The space now occupied by Chappells Piano Company Ltd is not currently utilized as intensively as is possible but by far the greater part of Apollo Works is leased to Raphael's Limited, who are ophthalmic optical manufacturers of long standing. In addition to direct employment, which is given to over 100 people, many of whom are both highly skilled and resident locally, this firm sub-contracts work to 11 skilled light engineering firms in the immediate vicinity. I am satisfied from my inspection of the work in progress that Raphael's Limited are responsible for innovations of machine design and working methods of importance both within the United Kingdom and abroad. The work generated has an economic multiplier effect of outstanding significance to the London Borough of Camden and I do not find that the loss of this firm to the immediate locality could possibly be compensated for by the housing of 17 families in private residential accommodation.

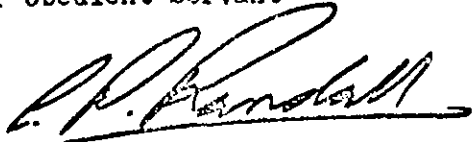
PLANNING AND COMMUNICATIONS
1 FEB 1974

5. I have considered all other matters raised which do not, in my opinion, affect my decision.

6. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Sir

Your obedient Servant



C P RANDALL MPhil BSc(Econ) FRGS MRTPI
Inspector