

Ref: 12013/L015  
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Ms Rachel Miller  
Planning Department - South Area Team  
London Borough of Camden  
Town Hall Extension  
Argyle Street  
London  
WC1H 8NJ

Brentano Suite  
Solar House  
915 High Road  
North Finchley  
London  
N12 9QJ  
E-mail: [info@tealplan.com](mailto:info@tealplan.com)  
[www.tealplan.com](http://www.tealplan.com)

D: 020 8369 5119  
M: 077 3929 8940

Dear Ms Miller

**Ref: 2014/2594/P / 2014/2769/L - 26 & 26A Argyle Square**

We refer to the objection received from the Bloomsbury CAAC in relation to the above application. The Advisory Committee has raised two matters which we respond to below.

***Loss of Public / Commercial Space***

We note that the Advisory Committee has not objected to the proposed change of use of no. 26 Argyle Square to residential, although they have noted 'regret' that public / commercial space is proposed to be lost.

As outlined within our planning submission, no.26 was previously in use as a private art gallery. It has only served a very limited and restricted access community function and has not previously been in commercial use. It has additionally now been vacant for some time. Also as outlined in the main submission, the building is a very peripheral location and as such is only considered to have potential to attract marginal community or commercial uses and marginal covenants that typically result in frequent voids. The buildings conversion to residential use will not result in the loss of a functioning / contributing community / commercial space but will bring the building into a use that (1) will make a genuine contribution to meeting a clear planning need in the Borough and (2) is appropriate within this location and setting.

***Sub-division of the Listed Building***

The original listed part of the property at no.26A Argyle Square is proposed to include a range of works. These will comprise a significant enhancement of the building, returning it more closely back to its original form and internal configuration. The works include the removal of the light-wells to the rear, the reinstatement of the ceiling on the top floor, the removal of a series of more recent internal subdivisions and where possible the use of furniture fittings to demarcate internal separation rather than the use of new internal walls.

The proposed sub-division of the more recent extension that is no.26 Argyle Square does not raise conservation related issues (i.e. matters that are of architectural or historical importance). The proposed internal reconfiguration of this building does however propose the provision of larger sized units that are within the Council's priority housing groups and they will meet amenity based design criteria for future residents and, where possible, Lifetime Home standards.

We trust that the above appropriately addresses the concerns raised by the Bloomsbury CAAC.

I would be grateful if you could please confirm receipt of this response and do please let me know if you require anything further from the application team at this time and indeed if any further consultation responses have been received.

Yours sincerely



Marie Nagy

Director

**Teal Planning Ltd**

CC. York Global Ltd  
OAC