

May 25<sup>th</sup> 2014 Development

Dear Sirs,

PLANNING APPLICATIONS NUMBERS:

2014/3147/P  
2014/3148/P  
2014/3158/P  
2014/3159/P  
2014/3160/P

Thank you for giving me the opportunity to respond to these applications. I write as a resident of Centre Heights since 2001.

I object most strongly to these applications on the following grounds:

- 1 There is a live application with English Heritage to have this historic mixed-use building listed: application number 485275.
- 2 The proposed change of use will deprive the building of its historical value detrimentally to both the general public and to the leaseholders' interest to have this historical value reflected in their apartments market value. The building was conceived as a unique social experiment for bringing, under one roof, the residential, office and commercial parts of urban living; as such is a noteworthy part of British and Camden's architectural heritage as can be seen here: <http://www.british-history.ac.uk/report.aspx?compid=22639>.
- 3 The proposed change of use will deprive the building of its architectural integrity detrimentally to both the general public and to the leaseholders' interest to have this architectural value reflected in their apartments market value. (a) 'Centre Heights' is an original work by famous architects Douglas Stephen and Panos Koulermos, the latter being credited with having designed prestigious public buildings in the USA and several European countries along the 'rationalist' school of architecture. There is a dedicated website commemorating his work: <http://www.koulermos.com/> (b) The building is a very rare example of 'rationalist' architecture in the UK and worldwide. In designing the facade of Centre Heights, Koulermos followed closely the style of world-famous architect Le Corbusier. The following book features pictures of Centre Heights on both its front and back covers, as well as describing it, with many illustrations, in various sections of the book: <http://www.stoutbooks.com/cgi-bin/stoutbooks.cgi/71220>

- 4 As a writer/academic I work a lot from home. I shall therefore be subjected to protracted noise, dirt and inconvenience associated with these works.
  
- 5 This building is designed to have four lifts, two of which are for the floors on which these works would take place, and two for the residents who live on the five floors above the floors on which the works would take place. The office lifts do not offer access for the materials associated with the kind or change of use that is proposed because they lead to an entrance that is on Finchley Road. The residents' lifts lead to a space behind the building that is where builders would want to unload materials for the proposed works. Therefore the two residents' lifts would bear the brunt of such works. They would become filthy from the builders' materials and would be impossible to use whilst wearing decent clothing. The lifts would also not be available a quickly because builders would be using them throughout the day; In fact, neither of the offices' lifts has worked for over a year and there is only one lift in the residents' side of the building. Therefore this single lift would have to bear the brunt of all the works materials and manpower as well as residents' use. This would be intolerable for residents.
  
- 6 The Residents Association is currently involved in a case against the landlord on behalf of the majority of the residents at the Leasehold Valuation Tribunal because of the landlord's neglect of his duties to maintain the building. I would expect the landlord to show even less cooperative attitude were Camden Council to approve these plans.

