

6, Nelson's Yard,
Camden,
London,
NW1 7RN

17th July 2014

Ref.: 2014/4151/P

Dear Mr. Sheehan,

Following on from other complaints regarding the application for residential use at ground and basement level at 13 Camden High Street, I am writing to add my objection.

I agree with every objection already submitted and specifically would like to add mine without going over the decades of history on this site.

- 1) Have the Council instructed a reputable firm to review the marketing of the site, lease conditions and rent associated with 13 Camden High Street? I believe this is normal practice to establish whether the site is credible as a retail unit. If so I would like to see the report.
- 2) If no such report is available, on what grounds are the council making the decision? It cannot be the lack of vibrancy in Camden High Street or the Council's commitment to developing the High Street. It should be noted that all other shops appear to be let and do not appear to be "dark" for very long.
- 3) Void periods are a natural consequence of being a Landlord and not an excuse to re-schedule the building use.
- 4) It is the intention of the Council to promote Camden as a leisure and shopping destination – turning this prime site in a world renowned High Street into residential use will set a financially destructive precedent for the Council and destroy Camden's unique selling point for both tourists and Londoners.
- 5) The planning, although objected to at the time, was on the basis of retail use and was granted because other rear retail developments had been approved. If 13 Camden High Street changes to residential we have effectively become semi-detached at the back which is contrary to the original planning conditions.
- 6) I believe the original planning would not have been granted had the original intention been residential.
- 7) The noise levels have already increased due to the use of the balconies at 11-13 Camden High Street and our privacy has been compromised (balconies now have a direct line of sight into our bathroom). Noise will increase as residential units will be in use 24 hours a day and will, therefore, additionally impact on the amenity of houses in Nelson's Yard.

Consequently, on the grounds of not only creating a dangerous precedent of converting prime retail space into residential use but also of severely

impacting the amenity of residents of Nelson's Yard this application should be rejected.

Yours sincerely,

Christopher Leverick

Gentet, Matthias

From: Moualem, Nadim <Nadim.Moualem@colliers.com>
Sent: 14 July 2014 13:53
To: Planning; Sheehan, Niall
Subject: 13 Camden High Street, NW1 REF: 2014/4151/P

Niall,

Further to our conversation last week I would like to formally **object** to the above planning application.

Myself and my partner live at No.5 nelsons Yard which adjoins the rear of the subject property, 13 Camden High Street. As you are no doubt aware the applicant built his rear extension without planning consent which we reported to Camden planning enforcement. He then subsequently gained retrospective consent for the development even though it was clearly an over development on the rear yard, which now no longer exists. The new extension backs right up to my bedroom wall and the noise passing to my bedroom is already at an unacceptable level when the room is occupied. When I spoke to the planning officer regarding the last application for the extension I was assured that as this is a retail unit it will not be operated outside of usual working hours and therefore noise will be at a minimum whilst we are in the house. This was my main object to that application which should have been refused.

If this becomes a dwelling the noise will no doubt be all the time while we use our house and bedroom and will affect our peace in the property, the ability for it to be lived in and value of the house. It will also set a terrible precedent for the high street creating sub-standard residential premises and a lack of amenity space.

I would be grateful if you could confirm receipt of my objection.

Kind regards

Nadim

Nadim Moualem

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Gentet, Matthias

From: Margaret Richardson <margaretrichardson1@btinternet.com>
Sent: 18 July 2014 16:20
To: Planning
Cc: gordon macqueen
Subject: 13 Camden High Street, NW1 7JE; Application ref: 2014/4151/P

For the attention of Niall Sheehan.

Dear Niall,

We are writing on behalf of the Camden Town CAAC.

Dear Niall,

We object most strongly to this application. It seems dreadful that a two storey dwelling should have no windows in the rooms and with only two skylights, one over the stair and another chopped in half.

This would be really SLUM living.

Yours sincerely,

Gordon Macqueen & Margaret Richardson, Co-Chairs of the Camden Town CAAC,
31 Oval Road,
London NW1 7EA