

**From:** [REDACTED]  
**Sent:** 09 July 2014 08:53  
**To:** Carr, Seonaid; Planning  
**Cc:** Rea, Flick (Councillor); Russell, Lorna (Councillor); Olszewski, Richard (Councillor); Joan Moffatt; Sue Measures, (Sidings Manager); Jane Evans  
**Subject:** Planning application 2014/3760/P

Dear Camden Council,

I am writing from the **Fordwyth Residents Association (FRA)** in Fortune Green ward to **object** to this planning application at 78 Cricklewood Broadway.

The reasons for our objection are outlined below:

1. The FRA notes the long planning history of this site - including prolonged illegal use, a series of planning applications, and a lack of enforcement action.
2. The FRA was pleased when the previous application for this site (2012/3185/P) - for a retrospective change of use - was rejected by Camden Council. We supported this decision when the case went to appeal and supported the view of the planning inspector, who upheld the decision made by Camden Council.
3. The FRA is dismayed that the illegal use has been allowed to continue for more than 10 months since the appeal. Local residents have continued to suffer adverse impacts from the illegal use. They have also questioned why Camden Council has been so unwilling to enforce a clear planning decision.
4. The objections to the previous application stand for this application. We object to the loss of an A1 unit and the damage to the character, function, vitality and viability of the Neighbourhood Centre.
5. We would stress that the planning inspector required the "cessation of unauthorised D1 use" and "return to A1 use".
6. We also support local residents concerns about parking problems caused by the illegal use; the inadequate entrance and exit to the property; and regular disturbance.
7. While we support the community activities of the applicant, including the classes for children - we strongly believe that it is not appropriate to run a community centre from the premises of a small shop.
8. We have encouraged the applicant to look for alternative premises in the wider Cricklewood area, including in Brent and Barnet, and have offered suggestions for possible alternative premises.
9. We strongly support the whole of the ground floor of this site being returned to A1 use - it is not appropriate for D1 use or a split between the two uses.
10. Given the history of a lack of enforcement action at the site, we question whether the restrictions being proposed with this application (eg the maximum number of 35 people using the premises at any one time) will be monitored or enforced.
11. We have also questioned what will happen at the end of the 12 month period, if the application is approved. As we have had no response to emails sent to the relevant enforcement officers about this issue - we are unable to support a temporary change of use.

12. We remain very concerned that the lack of enforcement of a clear planning decision on this site is undermining public confidence in the planning system and Camden Council's approach to it. We note that the NPPF (paragraph 207) states that: "effective enforcement is important as a means of maintaining public confidence in the planning system".

We therefore urge Camden Council planning officers and councillors to:

- listen to the objections from local residents - both for this application and previous applications for this site;
- enforce the clear decision made by the planning inspector - including the cessation of D1 use on this site;
- give the applicant a date to end the unlawful use and to vacate the premises.

Best wishes,

James Earl  
(Chair, Fordwych Residents Association).