



Our Ref: MC/ES

Mr. Jonathan Markwell  
Principal Planning Officer  
Regeneration and Planning, Culture and Environmental  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8NJ

BLACKFRIARS  
INVESTMENTS

November 25, 2014

Dear Sirs,

**PLANNING REFERENCE NUMBER: 2014/6903/NEW  
32 LAWN ROAD/FLEET ROAD, GOSPEL OAK, NW3 2XU**

We have been tenants of three business units at 32 Lawn Road since 1995 and we write with regard to the proposed development by Fairview New Homes Limited.

As you are aware Camden Council marketed the site for redevelopment as a new build flatted development as the site lends itself extremely well for housing.

The existing building which was initially built for light industrial has, in our opinion, outlived its usefulness and were a commercial rent be applied to the units and bearing in mind the value of the site, no small business would be able to pay a sensible rent.

We have relocated ourselves to new affordable space and the other remaining occupier is doing exactly the same. As from 1 January 2015, the building will be vacant.

I have looked at the new scheme and am of the view that Fairview, through their architects, has designed a building which will fit well into its surroundings.

The existing buildings at 32 Lawn Road has never been anything other than an eye sore and has been poorly maintained by the Council, primarily due to the lack of funds available to be spent on the building and for many years, with particular reference to the flat roof, became a regular venue for young people to occupy it and behave in an anti-social manner.

Therefore, the demolition of this building and replacing it with the Fairview scheme, can, in my opinion, do nothing other than enhance the area for the people living in the surrounding buildings, those who will follow into the new development and the public realm.



MARSHY CLIFFORD

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