

E-mail Message

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Sent: 04/07/2015 at 18:47
Received: 04/07/2015 at 18:47
Subject: Re: Consultee letter for PlanningApplication Application: 2015/3057/P

Dear Rachel,

I'm sorry, the e-notification system for CAACs doesn't seem to be working, so I am sending our advice to you directly. Hope that's ok.

All best,

Richard

ADVICE from Primrose Hill Conservation Area Advisory Committee
12A Manley Street, London NW1 8LT

1 July 2015

110 Gloucester Avenue 2015/3491/P GPDO Prior determination (rear building)

Objection.

We very much regret the use of GPDO prior determination to cause further loss of employment space within the conservation area, harming its character and appearance by this loss of employment and mix of uses.

We note the Planning Inspector's comments on the importance of the employment uses in coming to his decision on the recent appeal on this site in December 2014 (APP/X5210/A/14/2226097) at para 14 when he stated:

'I note the appellant's suggestion that there is a shortage of office space in the locality and that the centre provides an important source of serviced, small-scale office space for small and up-coming businesses. The service provided for the local community would clearly benefit from the improved and expanded accommodation and I further note the Advisory Committee's concern to support the proposed increase in employment space.'

The appellant is now applying to destroy what he identified as an 'important source of serviced, small-scale office space for small and up-coming businesses'.

We note that any additional accommodation which might come available under the consent granted by the Inspector in 2014 would not fall within the time limits set by the GPDO and the timing of this application.

[REDACTED] 06/07/2015

In this location we are concerned that the transport impacts of residential use would be harmful: not only possible vehicle use by residents, but by vehicles delivering to or collecting from the new accommodation in a street which is already heavily trafficked and intensively parked. Access to the site is across a heavily used footway.

Richard Simpson FSA
Chair

On 19 June 2015 at 13:26, English, Rachel wrote:

Please find attached Consultee Letter for Planning Application application 2015/3057/P

Y2015/3057/P

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