

Obote Hope
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*please reply to
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17.08.2015

Dear Mr Hope

64 Rochester Place, NW1 9JX

Application reference 2015/2609/P

There have been two/three application for change from B1c to residential [with extensions] to this property. Officers have refused, or indicated reasons for refusal preceeding a withdrawal, on the loss of industrial space, creating a garage for residential, creating a basement and loss of employment space.

the use class is *incorrectly specified* by the applicant this property is, and has been since it was built between 1900-05, **B1(c) light industrial**. It was built as workshops see Goad maps/drawings attached.

Rochester Place, and **this building, were in the Kentish Town Area.**

We remind officers of the statements in the previous UDP, and the existing LDF which are aimed at protecting buildings in this particular this street, as part of the Kentish Town area, and the spaces within it which are used as light industrial and local warehousing. **DP13 – Employment premises and sites indicates that the Council will only grant permission for mixed use development on employment sites provided that f) the proposed non-employment uses will not prejudice continued industrial use in the surrounding area;** [presumably this also applies to the building itself].

Also **provided they do not: h) result in the loss of sites in business or employment use where there is potential for that use to continue.**

Rochester Place, and **this building, will in October be part of the article 4, not allowing offices to residential.**

We are aware that this building has not been in use, kept empty, for some years but occupied as residential during the week [this is reported as M3 (EN15/0518)], my email 23 June 2015.

- The last know use pre 2011 was by Shenstone Services, a maintenance, servicing and facilities company [including the storage of their maintenance tools and equipments].
- Previous to that it was occupied by a video copying service, producing porn movies; they apparently left with rent arrears.
- In the 1980s, when I arrived in the street, it was occupied by a photographer as studios and darkrooms.

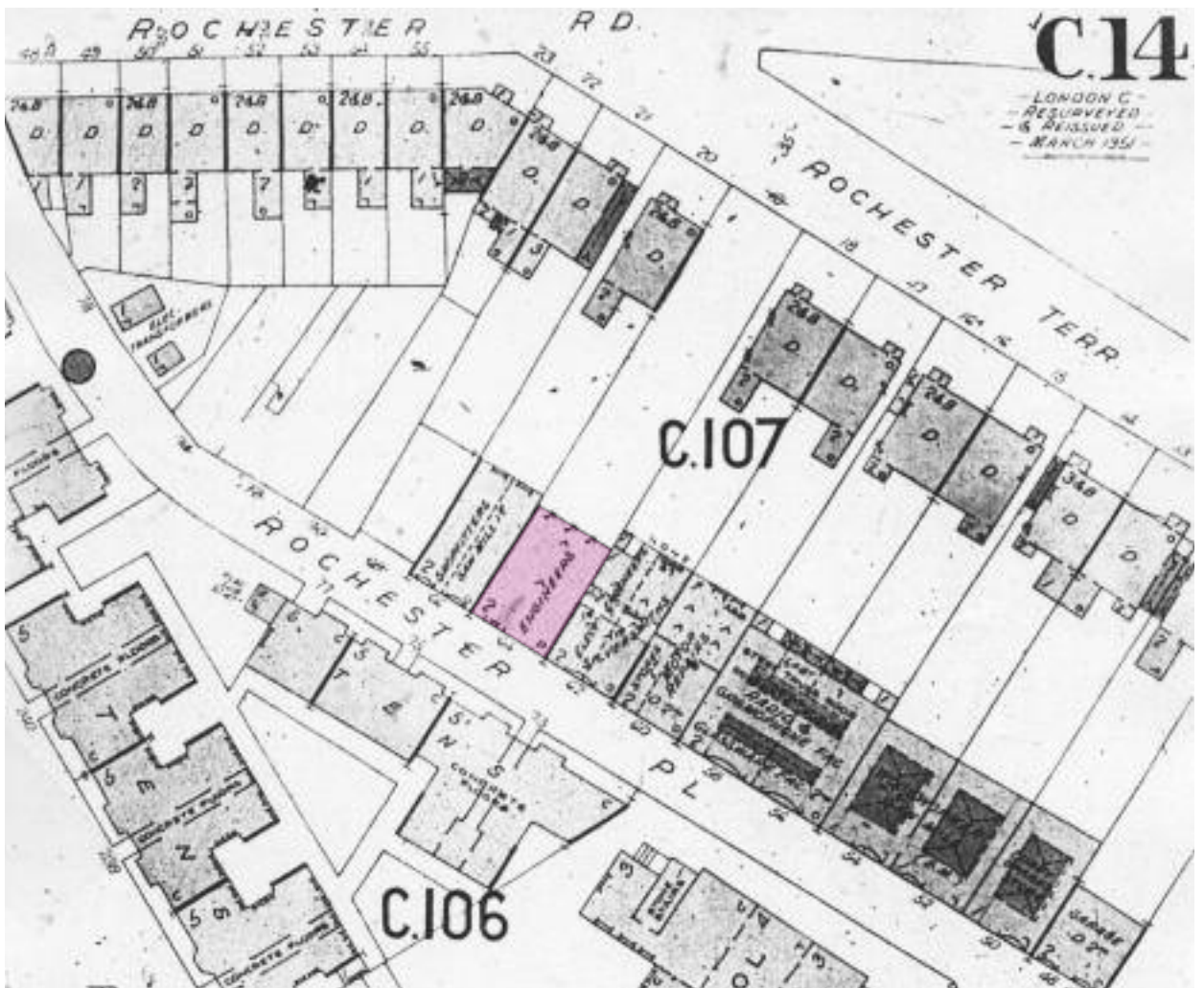
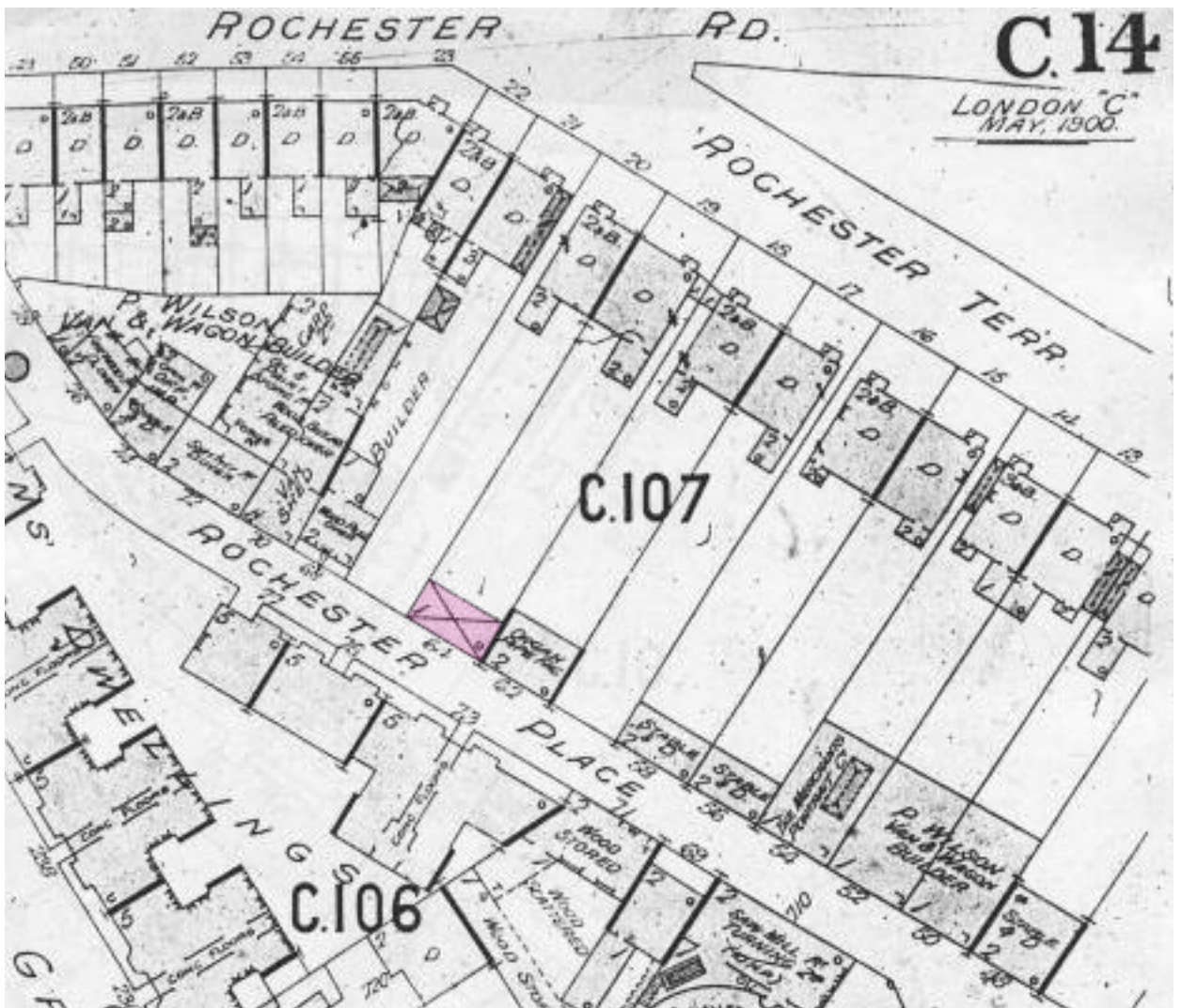
The applicant has provided insufficient information about the property. It has not been proven that the property is not B1c which it has been since it was built. It was not offices in May 2013 and it has never been occupied as offices. The applicant has not (even) provided a map describing the site.

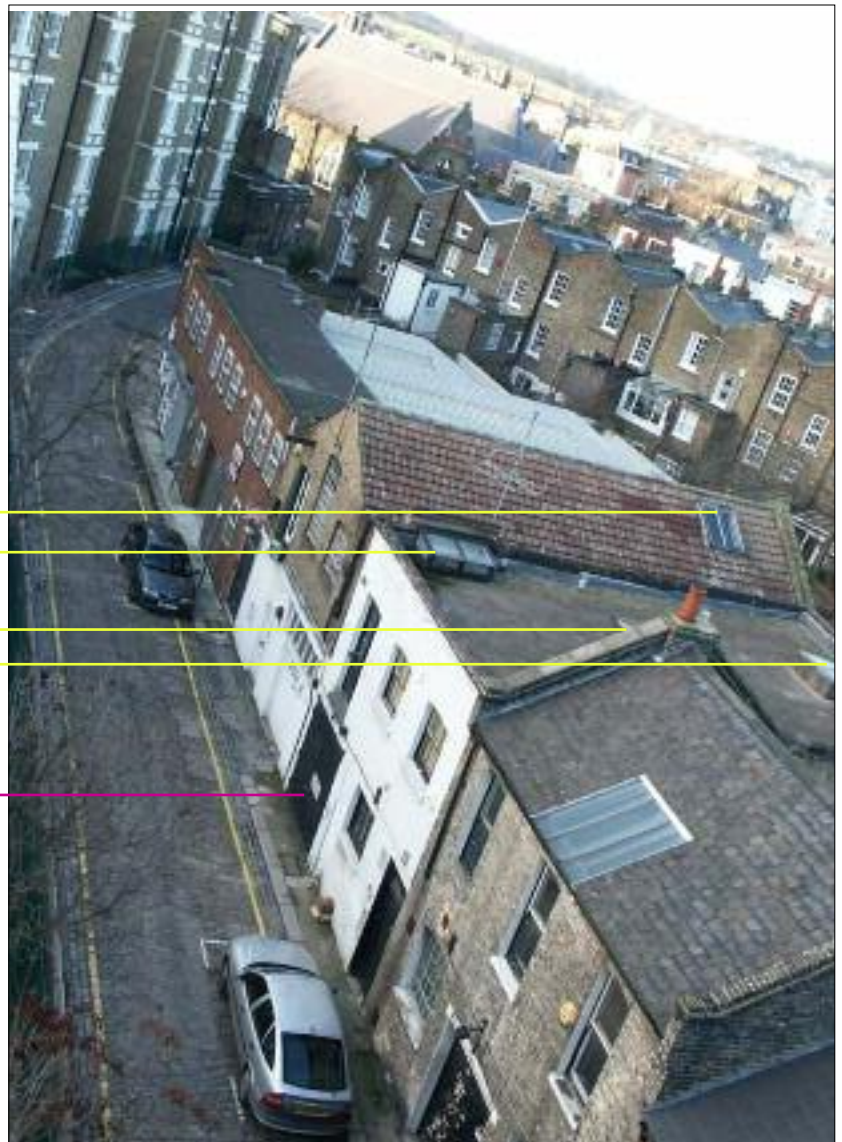
This is an attempt to circumvent the planning system. We hope that officers will see it as such. We have fought hard, with officers, to retain light industrial employment in this street – there have never been office uses. We wish to be kept informed of the progress of this application.

Yours sincerely

Gill Scott

for and on behalf of Reed's and Rochester Place Neighbourhood Association (traders and residents)





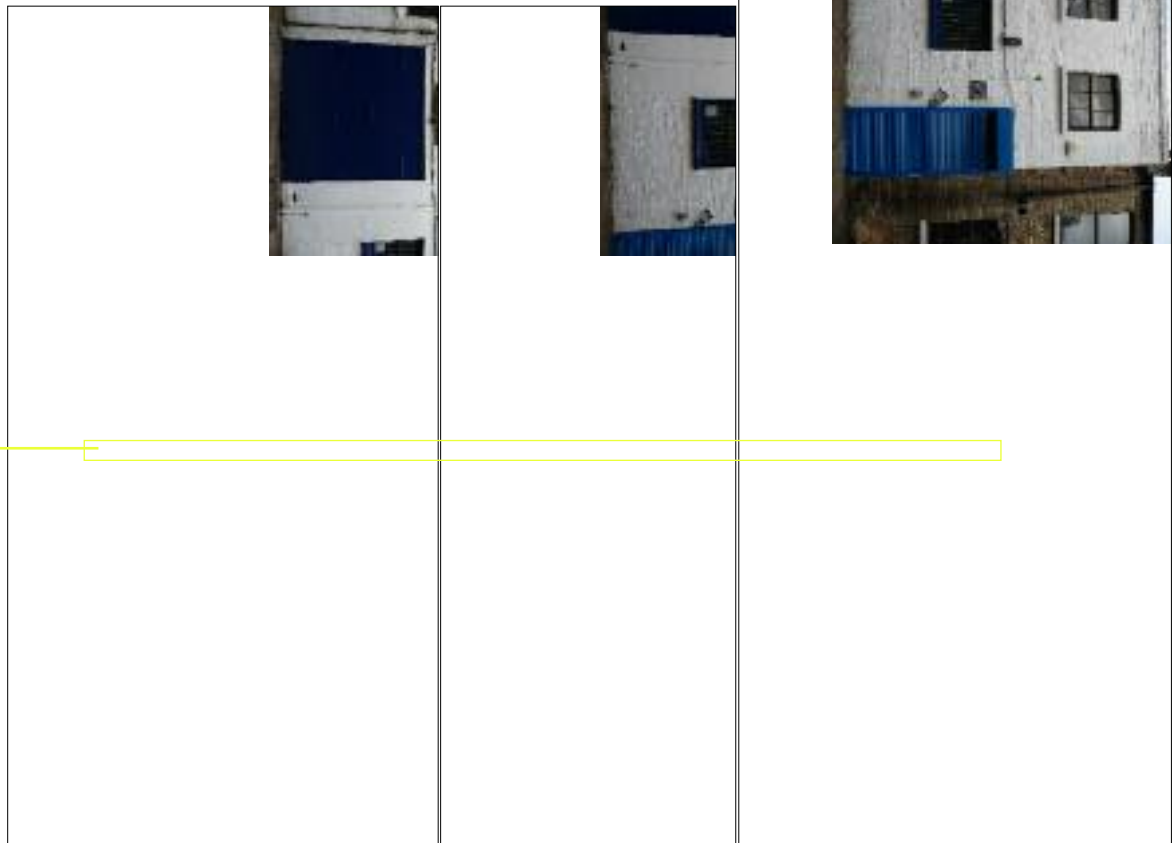
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steel beam
across width
of façade