

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4735/P	Haworth Tompkins Limited	Unit 5 33 Greenwood Place NW5 1LB	23/09/2015 07:27:26	OBJLETTE R	<p>We are tenants of 33 Greenwood Place and strongly object to the proposal to use permitted development powers to convert our offices into residential accommodation.</p> <p>We would like to object under the following three headings:</p> <p>Procedural:</p> <p>a) The letter was dated 3 September 2015 but was not received by us until 11 September 2015, reducing the period which we have been given to consider and respond by over a week.</p> <p>b) The letter states that ‘This application has been submitted by the process set in out by Class J of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2363 and SI 20013 No. 1101)’. It is our understanding that the Town and Country Planning (General Permitted Development) Order 1995 has been superseded by the Town and Country Planning (General Permitted Development) Order 2015. The section of this revised legislation that is equivalent to that identified from the 1995 ‘Order’ above is Schedule 2 (Permitted Development Rights) Part 3 (Change of Use) Class O (Offices to Dwellinghouses).</p> <p>Economic and Employment:</p> <p>c) We run a successful architecture business employing over 50 members of staff of which 20% live in LBCamden and 50% live within 5 miles of the office. We moved to 33 Greenwood Place in 2012 from Clerkenwell because it provided affordable workspace with good transport links and was part of a burgeoning creative cluster in the area just north of Kentish Town. The loss of Greenwood Place, and other affordable workspace in the area, to residential conversion under permitted development legislation, is leading to a shortage of affordable workspace and the doubling of rents in less than three years. This will have a significant impact on our business and our ability to stay in the area and will threaten the creative cluster of which we are part. If there is no affordable workspace available locally, we will be forced to relocate with the consequent loss of employment and economic activity in the borough.</p> <p>Legal and Compliance:</p> <p>d) The Town and Country Planning (General Permitted Development) Order 2015 - Schedule 2 (Permitted Development Rights) - Part 3 (Change of Use) - - Class O (Offices to Dwellinghouses) - para O1 (c) states that: ‘The Development is not permitted by Class O if ...the use of the building falling within Class C3 (dwellinghouses) of that Schedule was begun after 30th May 2016’.</p> <p>Given that 30th May 2016 is less that 8 months away, it is not feasible for the residential units to be completed and occupied by this date for two reasons:</p> <p>- We, like many other businesses in the building, have long leases on our workspace and we do</p>

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not intend to surrender these leases early.

- any conversion works would need to meet current building regulations prior to occupation and this would require substantial alterations and upgrades to the existing buildings

including but not limited to :

- strip out of existing office fit out including out of date and redundant services,
- work to address leaks through roofs and walls.
- fabric upgrades to meet Part L of the Building Regulations including window replacement,
- fabric upgrades to achieve fire and acoustic separation between floors,
- new or enclosure to existing fire escape stair,
- fitting out of flats,
- new electrical, water, gas, telecoms services infrastructure including new drainage for bathrooms and kitchens.

The construction works to Linton House next door where they are undertaking a similar residential conversion has already been on site for a year and is still some way from completion. Our professional opinion would be that you would need at least 12 months but more likely 18 months on site to undertake this conversion.

As such, it is not feasible to obtain vacant possession and undertake the necessary works within this timescale and the application should be turned down on this basis that it cannot comply with the requirements of the legislation.

e) The site falls into Area 1 of the Article 4 Direction, which will come into force on 19 October 2015. The effect of the Direction is to remove the permitted development rights under which this application is made. This submission runs counter to this Direction and all the arguments supporting the introduction of this Direction which we fully support.

We hope for the economic health of the borough you will reject this application and secure the valuable stock of affordable workspace to allow us to continue to support employment and economic activity in the borough.

Yours sincerely

Toby Johnson
Managing Director