



Icons Shop Ltd
Highgate Business Centre
33 Greenwood Place
London
NW5 1LB

Mandeep Chaggar
Application Ref: 2015/4735/P
Assoc Ref: EN07/0494

GPDO Prior Approval Consultation

Dear Mandeep

We have been informed of the application to change the use of the building we current rent – Highgate Business Centre, 33 Greenwood Place, London, NW5 1LB. We want to express in the strongest terms possible, our opposition to this approval.

We have been in Highgate Business Centre since 2010. We moved internally from floor 2 to floor 4 in 2013. We resigned a 5 year lease in March 2013.

We have 6 employees on site, 4 who live within 2 miles of the building. I personally moved to make the commute easier to this location. We have recently acquired a second business in Dorset but their 6 employees also come and work in our London office.

We are an established internationally business that has regular deliveries and to have any change would be extremely disruptive.

Yours sincerely



Dan Jamieson
CEO / Co-Owner
Icons Shop Ltd
020 7267 6640
dan@icons.com





24. 09. 15

To: Mandeep Chagger
Mandeep.chagger@camden.gov.uk Housing & Adult Social Care
London Borough of Camden

Re: Application ref. 2015/4735/P Highgate Business Centre
33 Greenwood Place, NW5 1LB

Dear Mandeep

Kentish Town Neighbourhood Forum is objects to the change of use and the loss of local small business space relating to this application. We wish to point out that our NDP states that we do not want any further loss of existing employment. Our NDP has been through a consultation and therefore is classed as an Emerging Neighbourhood Plan which has legal status. The Localism Act exists for neighbourhood forums to gather local opinion on these matters, which we have done, and the opinions of the community must be heard and considered. There will be a loss of 13 small businesses if this application were permitted.

We are especially concerned because, as this is a GPDO Prior Approval application, the developers are not obliged to provide affordable housing, even though the 30 residential units applied for are well above the limit of over 9 in a 'normal' application. We accept that housing is badly needed in London but what are not essential are expensive units priced well above the reach of those who need housing most of all.

As this application has been submitted so close to the date of the imposition of the Article 4 direction in Kentish Town we have been looking closely at the application. From what we understand a Certificate of Lawful Development is required for any development application, including a GPDO application. We have looked at all the papers provided with this application and a Certificate of Lawful Development has not been provided. We suggest that this application cannot go ahead without this certificate being provided.

Please inform me about the progress of this application.

Yours Sincerely

Caroline Hill
Chair Kentish Town Neighbourhood Forum
13 Leverton Street
London NW5 2PH
landline: [REDACTED]
mobile: [REDACTED]

@KentishTownNF

[REDACTED]

From: Toby Johnson [REDACTED]
Sent: 24 September 2015 18:39
To: Planning
Subject: Re: GDPO Prior Approval Consultation 33 Greenwood Place Application Ref: 2015/4735/P Associated Ref: EN07/0494

Attn Mandeep Chaggar

Dear Mandeep

Dear Sirs

We write as the Highgate Business Centre Tenants Association and would like to strongly object to the proposal to turn our offices into new residential development.

Many of us have been in the building for many years and have grown our business here. Others have recently moved in, signing long leases and investing substantially in the building as part of long-term business planning.

Together we employ over 170 people of which many live locally and the loss of our workspace would jeopardise our ability to continue to trade with the consequential impact on employment and the economic life of the borough.

We understand that unless the residential units are occupied by 30 May 2016, the change of use cannot proceed under the current legislation. We confirm that most of us have long leases, with some running to 2022. The applicant, who is our landlord, has not consulted any of us on this matter or started any negotiations with us about surrendering our leases. We confirm that we all object to this proposal and do not intend to surrender our leases to facilitate this development.

As such prior approval should not be granted for this development on the grounds that it cannot be delivered within the timescales required by the relevant legislation.

Yours sincerely,

Highgate Business Centre Tenants Association

Adams and Sutherland
Gohar and Goddard
Icons
Mystery
Haworth Tompkins
Fredericks Chartered Accountants
J Newman Textiles
Alan Spivak
Biologend
Brilliant Media
Wanted Clothing
Zef Concepts

