

# Adams & Sutherland

architecture landscape urban design

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Regeneration Planning Development Management  
London Borough of Camden  
Town Hall, Judd Street  
London WC1H 8ND

24<sup>th</sup> September 2015

## Objection to Application Ref: 2015/4753/P

Dear Sir or Madam

We are writing, as long-term tenants, of Highgate Business Centre, 33 Greenwood Place to strongly object to the prior approval application for change of use from commercial to residential use.

We have run a successful architectural practice in these premises over the last 17 years and currently employ 12 people of whom 25% live very locally and a further 25% live within 5 miles. The location has allowed the co-directors to work in close proximity to local schools, whilst taking advantage of excellent transport connections to undertake work across London and beyond. For stable businesses of our scale and nature, enforced relocation brings a serious economic impact.

There is an extreme shortage of commercial premises for SME businesses throughout Camden, but especially in this area. This has been exacerbated by the on-going conversion of Linton House and consequent significant loss of local commercial space. 33 Greenwood Place is fully let. Converting 33 Greenwood Place to residential accommodation would make this situation far worse, further undermining a business cluster of workspaces off Highgate Road, which we have witnessed successfully develop over the last decade or so. The success of this business cluster is one of the reasons for the very visible uplift in the economy of Kentish Town.

33 Greenwood Place is an early twentieth century industrial building of a robust and characterful nature. There is a high value in retaining such buildings for commercial purposes as an integral part of a mixed sustainable urban area where places to work and live sit in close proximity.

We would also dispute that this application is within the spirit of Permitted Development legislation, which was designed to unlock long-term vacant or underused and low value commercial property and to encourage more city centre living. In this location, it is the success of a business cluster that has led to an enhancement of the local economy and consequently the wider area.

Yours sincerely



Graeme Sutherland  
Director

