



Dear Ian Gracie,

re: 22 Prince of Wales Road NW5 3LG 2015/6330/P

We are the residents association for the area bordered by Prince of Wales Road, Ryland/Grafton Roads, Holmes and Kentish Town Road. Our area includes 22 Prince of Wales Road, for which the applicant is requesting change of use.

We have consulted about 200 members by email. All the responses we have had in reply ask us to oppose this application. There are two aspects to this.

1. Change of use from retail to residential. There has been a steady erosion of commercial and retail premises in our area and we have lost many small businesses for conversion to residential accommodation, almost entirely private. From being an interesting, mixed use area offering employment and services alongside housing, the area is in danger of becoming a dormitory for affluent commuters. We strongly oppose this application for change of use, and wish to see these premises retained for retail use.

2. The application seeks permission to knock down the ground floor front of the building. 22 Prince of Wales Road is a handsome building with an original shop front which, we believe, enhances the street in this conservation area. We understand this will provide an area for bins, which we see as detrimental to the CA. We also note that you hold an objection from a leaseholder in the building who actually owns the roof of the front extension, so we cannot understand how this application could be allowed.

We also note that a comment from a local resident in support of this application appears 3 times on your website, and trust that it will only be counted once. Thank you.

Yours sincerely

Debby Hyams
Chair, IARA