

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0704/P	Tom Young	19 Bassett St KENTISH TOWN NW5 4PG	22/03/2016 12:05:21	OBJ	<p>See Camden"s own policy: "KEY MESSAGE Development should provide high quality housing that provides secure, well-lit accommodation that has well-designed layouts and rooms" 2013 Camden Planning Guidance Residential Development Standards </p> <p>The proposed flats at ground floor have a bad layout without benefit of a decent outlook (the new rear wall windows are inadequate) or comfortable organisation to minimise impact of circulation on main habitable room i.e living room</p> <p>The living room has no window, just a skylight: this creates an excessively internalised domestic space</p> <p>There is no external amenity space e.g balcony, terrace or garden the bedrooms are placed at the front of the development facing the main road and alongside the main stairhall maximising exposure to disturbance</p> <p>Generally, the upper floor flats work much better.</p> <p>Sensible change-of-use should be sought on the upper floors, retaining B1/recording studio uses on basement and ground floors.</p> <p>Also to be considered is scope for separate access to the workspace from the back.</p> <p>SUMMARY The building is well suited to a mix of business uses. The upper floors make decent and self-contained office suites ideal for small businesses or charities</p> <p>The larger spaces on the ground floor and basement are useful for other business operations including a recording studio.</p> <p>The existing building is flexible i.e works as premises for single business or many. It"s in a good location.</p> <p>The applicant makes note of Camden"s strength in the creative industries in their D&A statement. Losing capacity in that sector should be avoided. Workspace capacity in neighbourhoods known to have many creatives should be retained to meet their needs.</p> <p>If change-of-use to residential is unavoidable, it should only be permitted to the upper storeys (first, second). This allows the minimum sharing of separating floorplates and risk of mutual disturbance. It upholds the principle of sensible on-site mixed-use.</p>