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**Conservation Area Advisory Committee**

Advisory Committee	Primrose Hill
Application ref	2016/3559/P
Address	10-12A St George's Mews London NW1 8XE
Planning Officer	John Diver
Comments by	18 Aug 2016
Proposal	Change of use from offices (B1a) to a 3bed, 6person residential unit (C3); associated alterations
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>20 July 2016</p> <p>10-12A St George's Mews NW1 8XE2016/3559/P</p> <p>Objection.</p> <p>1. We note that B1 office use is protected in St George's Mews by the 2015 Article 4 direction removing the permitted development right to change from Class B1A offices to Class C3 residential. Approved by the Council, the Direction was subject to central government modification: it can be accepted that it addresses a very real problem in the conservation area, which is the loss of employment space.</p> <p>2. It is recognized in the Primrose Hill Conservation Area Statement, the formal SPD for the CA, at PH2 that "The Council will seek to retain uses which form part of the established character of the conservation area." It is critical to the character of the conservation area that Primrose Hill is not solely a residential area, but a place with workspace which provides employment through a mix of small and medium enterprises. These work places in turn enable the retail uses in the area to survive. The retention of employment space is thus critical to employment and</p>

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economic growth, it is also an essential component of sustainability. It is a key part of the character and appearance of the CA.

3. This approach is carried through in Camden's major policies such as CS1 and DP1 on mixed use development, which this application would undermine. DP10 protecting local shops is also relevant.

4. The proposals are directly counter to DP13, protecting local employment space. We note that no evidence has been provided that the use cannot continue.

5. This application is unacceptable in terms of the NPPF with its tests of sustainability: this application is not sustainable development.

6. We note that the residential accommodation for a 6 person dwelling would be seriously lacking in amenity space.

Richard Simpson FSA

**Documents attached**

No details entered

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