

**FAO Case Officer | Nora-Andreea.Constantinescu**

This objection is written on behalf of the South Bloomsbury Tennants' and Residents' Association in regards to the planning application 2016/3411/P.

Change of use from commercial to residential

Camden's Core Strategy Plan sets out two areas of commercial growth within the Holborn area as Tottenham Court Road Growth Area and Holborn Growth Area. This along with the London Plan specifically highlights the requirement for growth in office space within central London. It is therefore against Camden's own policy to allow this change of use to take place.

It is also clear that Camden's policy to implement the Article 4 Directive which removed the right to change of use from commercial to residential under permitted development rights was put in place to prevent this type of conversion and maintain an active mix of uses within the areas.

This building already has permission for a new rooftop dwelling, which is currently under construction. This therefore directly undermines the applicant's argument that there is insufficient dwellings in the local area.

Documentation which was submitted to support the application is misleading in its representation of the local area and market for office space. The document Appendix A states that the space was not marketed and through local knowledge as a resident in the area many small businesses have taken up office space recently and are making use of similar sized units. No weight should be placed on documentation which states that these are unmarketable spaces and that there is a surplus of commercial floor area. The majority of this floor area has been created recently for high end serviced office lets for larger companies and is therefore not comparable.

Waste management

Waste management within the area is already a problem which is having a detrimental affect upon the conservation area. This particular property is on a clear desire line for tourists traveling towards or away from the British Museum. The increase in residential properties in the area, which as stated above a new property is building constructed on the roof, will put more pressure on the inadequate system of having to leave plastic bin bags on the street for collection.

I request that the myself and the South Bloomsbury TRA are kept informed of updates/ revisions and amendments regarding this application.

Kind Regards,

Tom Hayes  
South Bloomsbury TRA