

Enirayetan, Oluwaseyi

From: Adam Leys [REDACTED]
Sent: 06 December 2016 19:49
To: Planning
Subject: 2016/6298/P

Attn Ian Gracie.

Dear Ian Gracie,

I am writing to object to application 2016/6298/P at [22-24 Prince of Wales Road, NW5 3LG](#).

I object on these grounds -

1. The building is in the Inkerman Conservation Area, but proposes to demolish the original frontage of the shop area and replace it with another set back from the road.

The Conservation Area Statement says at paragraph 14 -

"In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features."

I can see no logic that permits the destruction of the original fabric of this shop frontage. It is a very good example of the development of shop fronts in the second half of the 19th Century, which progressed from simple stalls in front of dwelling houses, to more substantial additions to the ground floor, and finished up, as here, with a properly constructed shop frontage thrust out from the front of the rest of the building.

It is part of the important streetscape which covers this building at [22-24 Prince of Wales Road](#), the Grafton Arms next door to it on the corner of Grafton Road, and the listed St Pancras Baths on the opposite corner of Grafton Road. The Conservation Area statement says *"The Baths and Public House both make a striking contribution to the Conservation Area."*

Page 15 of the Conservation Area statement has a photograph which specifically shows the frontage of [22-24 Prince of Wales Road](#), with the rest of the terrace stretching away beyond it, and another photo which shows the building in the context of the listed Baths and the Grafton Arms. This shop building was considered important then (1985) in its unaltered state, and we should consider it even more important today. Alterations to the original fabric of [22-24 Prince of Wales Road](#), next door to the Grafton Arms, would weaken the original view of that section of streetscape and its *"...striking contribution to the Conservation Area."*

There seems no compelling reason why this frontage should be vandalised in this way, and the logic of the Conservation Area statement should lead you to refuse permission.

The Conservation Areas are important to Camden, the borough and its community, and they should not be undermined in this way.

2. Conversion to flats mean the loss of retail space, which Camden is committed to preserving. I am told that offers to rent the space for retail have been rejected, and I hope you will be able to check on this. Perhaps the owners have measured the likely rental against the likely profit from flats, and found it wanting, but this is no reason for Camden to weaken the principles of an established and successful Conservation Area. This building will find a retail use when the price is right.

3. The plans of the proposed flats show very narrow living quarters, with limited daylight access. They look like slums of the future, and are not appropriate to Camden standards.

4. I assume that the changes to the frontage are to accommodate rubbish and recycling bins. This does not seem a strong enough reason to abandon our responsibility to act in accord with our Conservation Statement.

For all the reasons given above I hope you will reject this application. If it requires further consideration, it should go to committee.

Yours sincerely,
Adam Leys,
55 Willes Road, London NW5 3DN
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Sent from my iPad