

Enirayetan, Oluwaseyi

From: Inkerman Area Residents Association <InkermanARA@hotmail.com>
Sent: 09 December 2016 18:37
To: Planning
Subject: re: application 2016/6298/P at 22-24 Prince of Wales Road, NW5 3LG.

Dear Ian Gracie,

As you know, we are the residents association for the area that includes the above address, which is in the Inkerman Conservation Area.

We object to the application for three reasons.

1. The proposal to demolish the front of the building that contains the retail premises would be to the detriment of the streetscape that is singled out for attention in the Inkerman Area Conservation Statement. The whole street, from Una House along to The Gates on the corner of Ryland Road, is a fine example of the Victorian architecture that has led to this becoming a conservation area, and we can see no reason why this demolition should be allowed for commercial purposes when it is not in the interests of the community to do so.

2. The proposed conversion to flats, if allowed, will mean we lose yet another retail outlet. The applicant claims that he cannot find anyone to take the premises at a reasonable rent. We believe that commercial owners of retail properties are seeking unreasonable levels of rent and find it hard to accept that no tenant can be found to take the premises at a reasonable rent. We really value the fact that this a mixed commercial/residential area and want to keep our retail premises. There is a lot of pedestrian traffic along this stretch of Prince of Wales Road and, contrary to the application statement, it is a perfectly viable site for retail.

3. There is no local shortage of small, private flats. The owner is not offering social housing or anything that would contribute to the neighbourhood.

We would urge Camden to refuse this application. If acceptance is recommended, please refer it to committee and notify us of the hearing date.

Yours sincerely

Debby Hyams

Chair

Inkerman Area Residents Association Limited
Registered in England No. 10075818 Registered Office: 31 Alma Street, London, NW5 3DH