

McClue, Jonathan

From: judith dainton <judithomas@blueyonder.co.uk>
Sent: 20 February 2017 15:17
To: planningcommitte@camden.gov.uk
Cc: mpnf-exec@googlegroups.com; McClue, Jonathan
Subject: Panther House. Your ref 2015/6955P. Hearing on Thursday February 23rd

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Dear Sirs

Your Ref: 2015/6955/P - Panther House

I write on behalf of the Mount Pleasant Association. We have written to you before regarding this planning application (on Feb 1st 2016 and on June 6th 2016) and I spoke to Cheryl Hardman today.

1. I would like to speak at the planning hearing.

2. MPA would like to say

- We like the proposed redevelopment and approve the changes made in respect of roof-line, shop frontages and preservation of historic features.
- We are pleased that the new development now includes some "affordable" housing, provision for low-cost studio/workshop spaces and an undertaking from the developers that they are discussing ways in which former tenants can renew occupancy.
- We congratulate the developers on the time they have taken and the efforts they have made to consult with local residents and tenants, and with the local primary school.

However we do still wish to make sure that safeguards still remain to protect local residents and workers. We would ask that

- The planning permission identifies the particular spaces allocated for workshop/studio use and ensures that these spaces cannot be used for other purposes.
- The planning permission makes clear that, whoever is leasing or managing the building, the studio and workshop spaces are let out at low rents and peppercorn rents, as suggested in the planning application. There should be no allowance for drift towards more competitive rentals than originally promised.
- That the developers and whoever leases and uses the building in the future, adhere to all the normal legal requirements in reference to Right to Light, Noise Disturbance and any other nuisances which may disturb local businesses and residents.
- That the planning permission ensures that present commercial tenants are offered fair terms to take up new leases on the refurbished spaces, and that these negotiations are conducted with transparency and are open to scrutiny by Camden Council.

We would like any planning permission being granted to include particular clauses, as outlined above, to protect local interests.

I hope to see you on Thursday, and to be allowed to speak.

Yours sincerely

Judy Dainton

MPA exec, Chair Mount Pleasant Neighbourhood Forum, Secy. Calthorpe Street Residents' Association

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