

Planning application **2017/1439/P** concerning the conversion of **91 Savernake Road NW3 2LG** should be rejected for the following reasons:

**1. Decrease Housing Capacity in Camden**

This application will decrease housing by converting a house containing 3 flats with varying occupation from 8-10 inhabitants to a single family dwelling with 2 adults and 2 children. At a time of an acute housing shortage in Camden (and London), housing capacity should not be decreasing in our borough.

**2. Decrease in Camden Council Revenue**

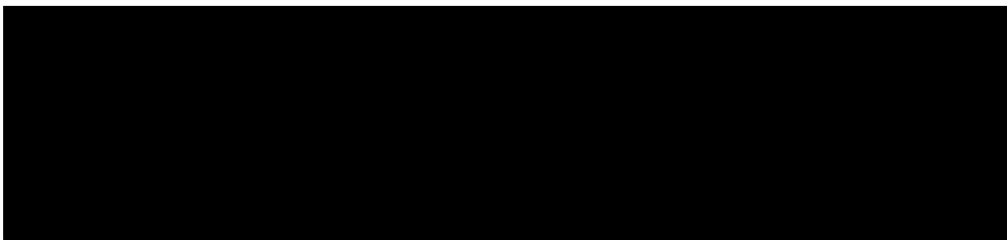
This application will have associated taxation implications, since 3 taxable units will decrease to a single taxable unit. In view of the massive reduction of council services in the past 5 years, any decrease in taxation revenue is not advantageous.

**3. Decrease in Socio-Economic Diversity**

The Mansfield Neighbourhood is one of large socio-economic diversity. This is directly due to the number of small housing units that are still offered here. To decrease that small housing unit stock is a form of socio-economic cleansing.

**4. Precedent of other Planning Applications**

A past planning application in the Mansfield Conservation Area concerned the acquisition of 3 independent housing units in the same house for conversion into a single family dwelling at 102 Constantine Road NW3. The Camden Planning Department denied this application. A subsequent application was allowed that merged the two upper units while retaining the bottom unit in public housing stock. One would hope that consistency of planning decisions would be made in the Mansfield Neighbourhood, and that these decisions are transparent and consistent to the published Camden housing policy.



**6. The External Consultation is Disingenuous**

The planning application was direct for consultation to the Mansfield CAAC via Steven Adams. The Mansfield CAAC is supposed to be elected annually by the residents of the Mansfield Conservation Area at an annual general meeting. This meeting has not been called in over 5 years. Mr. Steven Adams is an architect whose income depends on such conversions. His architectural firm is based at 28B Englands Lanc, Belsize Park NW3 4UF. According to listings in Yelp, Steven Adams Architect has neither a website, email contact

address, contact mobile telephone number, business hours or opening hours. For all these reasons, one believes that his decision of “No objection” to this planning application is not unbiased, nor legitimate according to the constitution of the Mansfield CAAC.

Finally, after inspection of the proposed alterations, the building footprint seems to be reduced with the elimination of the greenhouse. If this plan is approved, then a restriction preventing any building footprint expansions or extensions, or future basement excavations should be added.

These opinions are shared by many of my neighbours, but most notably by those who have no access to the internet. Since notification letters of future planning decisions have been eliminated by Camden Council, a large proportion of the older population are being excluded. This is not the first time that this has happened in the Mansfield Neighbourhood Conservation Area.

After speaking with John Driver (6368) of the Planning Solution Team on 5 April 2017, he assured me that the closing date for comment was up to and including 13 April 2017 as listed on the website data sheet. The yellow notices of this planning application stated that the last date of comment was 7 April 2017. If these comments are not accepted, then please contact me with any further instructions.