

Dike, Darlene

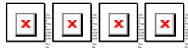
From: Marfleet, Patrick
Sent: 15 February 2018 10:15
To: Planning
Subject: FW: 128-130 Grafton Rd - 2017/4293/P

Please upload to m3 and trim

Thanks

Patrick Marfleet
Planning Officer

Telephone: 020 7974 1222



Subject: 128-130 Grafton Rd - 2017/4293/P

Dear Mr Marfleet,

I would like to object to the planned redevelopment at the address above and related loss of B8 (scaffolding) space.

The scaffolding business has operated fairly successfully from Grafton Rd for years. Scaffolding is a useful part of the urban economy. Our area needs "blue collar" work.

B1 (office) is provided in abundance in Camden, the vast majority in KX. A range of work types and opportunities are needed. Supply of B1(c), B2 and B8 have been massively reduced.

The Grafton Rd premises may not be completely up-to-date but they do offer vehicle compatible space i.e high doorway, high ceilings, front yard etc. Doubtless the premises could be improved but required expenditure will not be that great. The applicant argues the premises are in a "poor and neglected condition": that isn't a planning reason but an acknowledgement of the need for investment.

Ostensibly, there is no opportunity cost: mixed-use is practicable (see 2013/7130/P or 2016/1986/P) and encouraged by Camden

The applicant argues the area is residential. The point appears to be that by expunging yet more work uses, it will be even more "residential" and that's a good thing. That's an intensely dumbed-down understanding of neighbourhood planning.

The area has been until relatively recently very mixed use. "

"Large parts of the borough have a well-established mixed-use character and the Council seeks to extend this." DP 1.7

Grounds for objecting are therefore

- ∞ the existing use is viable
- ∞ there is need for B8 and the scheme does not offer re-provision of a viable business use
- ∞ there is no opportunity cost (a 6 storey building could be mixed use)

I understand this objection is late but believe Cllr Beales has asked you to accept it nevertheless.

regards,

Tom Young

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support your local market

