

Dear Mr Marfleet,

I note that you have received a complaint from the applicant about the acceptance of my objection to the c-o-u application relating to the building at 128-132 Grafton Rd.

May I point out that the points raised by the applicant are not planning issues.

That being so, it doesn't take a lot of digging to see what is going on at 128-132. The property is owned by a short-term finance company (B.M Samuels). The applicant is another finance company acting somehow for the owner.

The likelihood that a short-term bridging loan specialist has any interest in fulfilling the role of a reasonable landlord of commercial B8 premises is far-fetched. When Samuels bought the property in 2014, it must have been with a view to the c-o-u that is the subject of the application that I have objected to.

Finance is quite happy to destroy the business base of an area like Gospel Oak/West Kentish Town. There is much talk about "the community" as a place-specific local society. It exists in our area and needs local business space and local entrepreneurial opportunity to be more than token.

The need for housing is, of course, real but as I pointed out in my objection, homes and workspace are possible on the site. B8 figures as a retained use at the big student housing block now being built-out on Holmes Rd.

I'd like to take the opportunity to speak against the application if it comes before committee.

kind regards,

Tom Young

On 15 February 2018 at 09:22, THD Young <thdyoung@gmail.com> wrote:

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

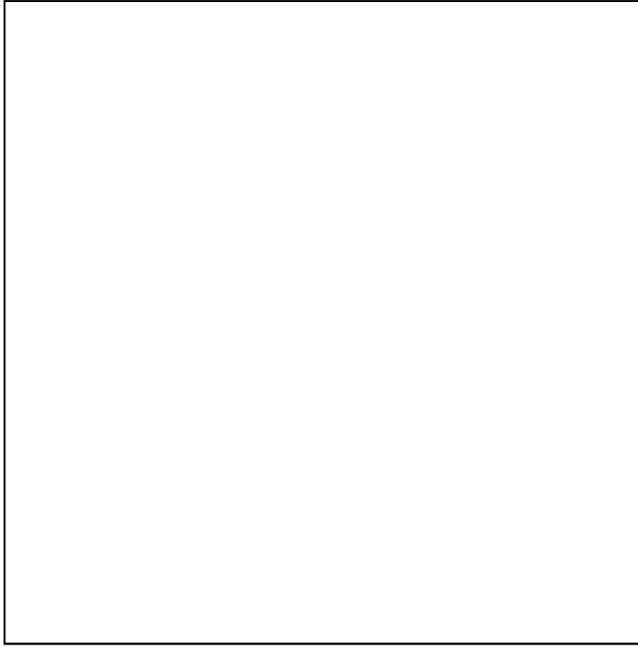
- the existing use is viable
- there is need for B8 and the scheme does not offer re-provision of a viable business use
- there is no opportunity cost (a 6 storey building could be mixed use)

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

regards,

Tom Young

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