

Change of use from business (B1) to 1 x 1 bedroom residential dwelling (C3), and associated replacement of existing timber door with new glazed door.
Application number: 2018/3287/P

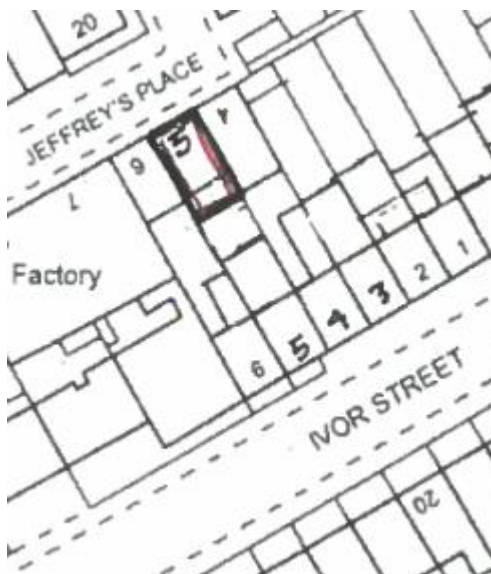
There is an objection to change of use on four grounds

1. The Jeffreys Conservation Area Statement:

The south side comprises a mixture of workshops and commercial buildings. ... Nos. 5 and 6 are two to three storeys with gabled fronts, and hoists.

The Conservation Area statement does not describe this row as residential.

2. The different nature of this row of workshops in comparison with the original terraced houses is shown in these maps



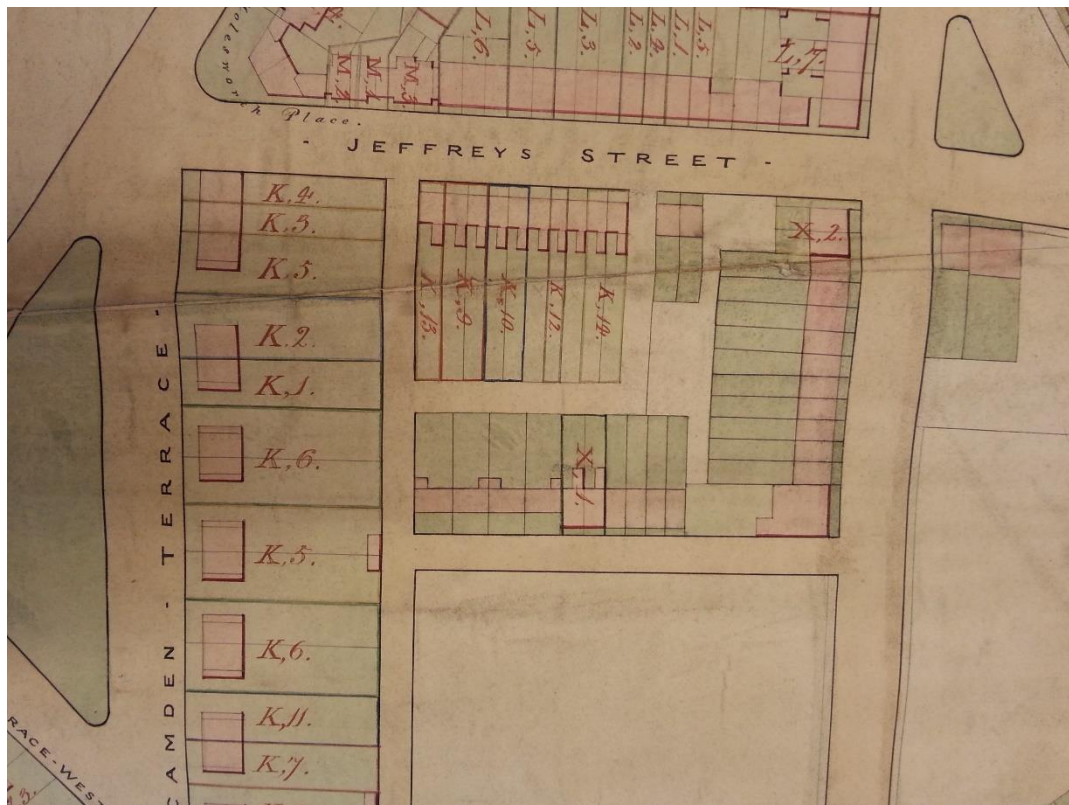
No 5 Ivor Street was one of two early buildings in 1830s under the direction of builder Richard Dent, who is identified as lessee 'X' in the Estate register: Nos 5&6 are the first of this leasing, taken at 99 years from 1826, total £130.

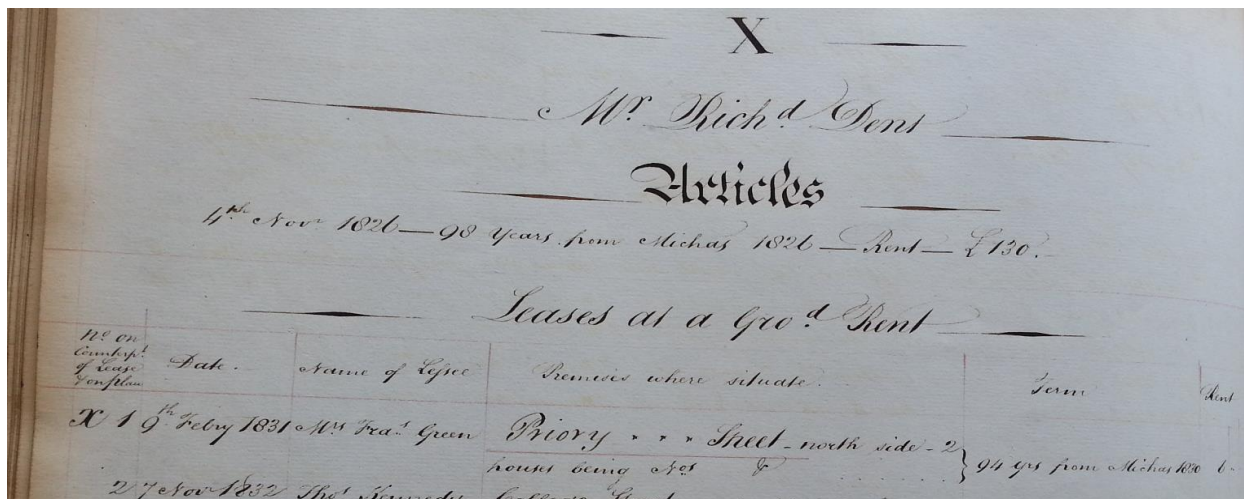
Dent also built all the rest of the houses in Priory Street (now Ivor Street) and along College Street, see the completed Estate map of 1875. He was the primary builder for this part of the Camden Town Estate, and as well as being a local surveyor.

No 5 had a long back garden to Jeffreys Place. There, at a later time, it was not built as housing, but as workshop premises.

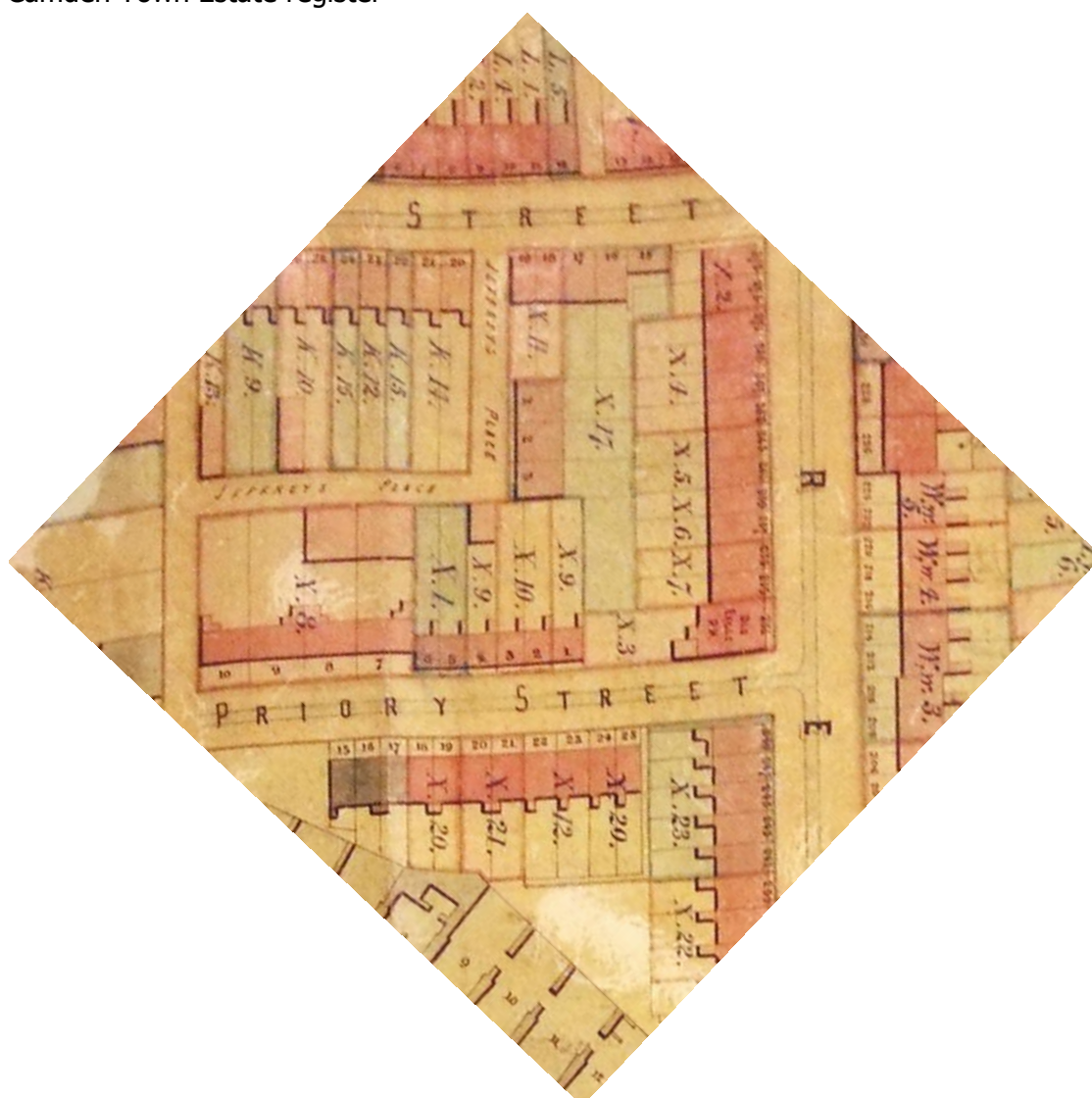


Part of Camden Town Estate map, 1833.





Camden Town Estate register



Camden Town Estate map 1875

3. Maintaining employment use

Local Plan policy E1 states the Council will maintain a stock of premises suitable for a variety of businesses, support local employment and encourage the concentrations of professional and technical services, creative and cultural businesses and science growth sectors in the borough

Local Plan policy E2 states the Council will protect employment sites, and requires change of use to make a case - against several criteria. The Council requires marketing to support an application involving the loss of employment uses, with specified criteria. Neither of these have been satisfactorily undertaken.

4. Planning precedents

There have been several rejections of change of use within South Kentish Town Conservation Area (which includes neighbouring Rochester Place and Rochester Mews). It is critical to maintain a group of premises, which assist each other in providing interesting character and daytime contacts – reducing the employment will be harmful to this.

Equally, much housing is being / has been recently built at Agar Grove Estate, St Pancras Way and Hawley Wharf, fulfilling the local contribution to housing need.

Conclusion

There are strong grounds for the retaining the 'workshops and commercial buildings' stated in the Conservation Area Statement and rejecting change of use to residential premises.