

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/4741/P	Emma Gradin	05/11/2019 10:14:15	SUPPRT	The building of more artist studios in Camden is crucial to having an artist community and artistic activity that local citizens would be invited to engage with. It will allow for discussions (between people or when people engage with artworks) that are not had elsewhere in society, around what is worth doing with our time, what is worth knowing or having in life and these discussions only happen if there is a physical space to meet and make work.
2019/4741/P	Andrew Robins	04/11/2019 18:08:14	SUPPRT	I was very pleased to hear that this location is proposed to be used to augment the excellent work of the Londion School of Mosaic Workshop. This space is unused car parking and is disused in an estate that suffers from local youth ASB. This organisation has the capacity to re focus young local minds and give them purpose and achievement as well as potential routes in to further study, academic, recreational and vocational. I believe that the organisation is very sensitive to the needs of the local community and intends to continue a long term relationship in Camden communitites. I therefore wholeheartedly support this proposal.
2019/4741/P	Ruth Andrews	05/11/2019 11:05:35	COMMNT	I object most strongly to these proposals on the grounds that it was not properly discussed with all tenants and residents. A general meeting should have been held and tenants/residents made aware of the proposals to remove the purpose built bin chambers and resulting chaos of alternative refuse disposal.

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2019/4741/P	Violet Oruwari-McCabe	08/11/2019 15:53:08	SUPNOT	<p>We (Ms Violet Oruwari-McCabe an Interested Resident with a PSLtd Law Firm) are in support of this planning application for the conversion of a section of the Ludham Estate Garages (Undercroft); as the related documents attached confirm the proposed area for the extension to the London School of Mosaic (LSoM) will be predominately act as a further introduction to the place (potential facilities in the area and LSoM), but above all, also as a community forum for residents and other local people, which will provide the opportunity for community cohesion projects to start up here, remain and thrive.</p> <p>We (PSLtd a law firm) believe we need investment in the area and we agree the Ludham Undercroft Development project may be the start of what is needed here; so we are starting the development of our FREE Legal Advice Surgery at the LSoM with Barrington Court TRA, CAV and others; ready to roll this much needed Access to Justice out for the immediate community, and to take a. We want to work with these and many more other groups in this community. Like other positive members of this community, we do not want to replicate the territorial wars that has an area terrified with no hope because just as the drugs and violent weapons are barriers to the spirit of community cohesion; criticism that is not purely constructive and are poison arrows in disguise, merely to undermine projects we do not lead or control, has the similar destructive disunifying impacts to community spirits too.</p> <p>We therefore agree with other positively progressive residents of the immediate community, who believe this project “ ... looks really exciting ... ,” and we hope with them that an extension to the existing school “ ... would certainly give a New Lease of life to this gloomy space ... ,” turning “ ... a horrible area into a positive more [joy filled] place ... !” We all need to remember many of us have still been working hard for free to make changes, particularly since all the violence has been escalating to regular deaths of our youth. A lot of voluntary projects started on the back of public meetings for our lost youth for those still with us; and they need a space to set-up and/or develop to thrive, which is what the LSoM Ludham Undercroft Development project will hopefully be offering.</p> <p>Furthermore, it is because this is a quiet residential closed off community with many young families and elderly people isolated, without easy immediate access to helpful required opportunities, and stimulating activities; that we consider the project to be positive progress in a hopeful direction. It is therefore quite right to start community focused businesses out of this very dead problematic space (it’s in the history) - especially those that offer many different sessions in each day throughout the week for accessibility to much wider demographics in our community. This is more likely to lead to positive constant footfall and engagement around this area. In fact, the Met Police Response dated 18.10.2019 (submitted to Planning on 23.10.19), actually stated this would be more likely to act as a natural surveillance – factors that improve security and reduce crime. This is also along with projecting being a “ ... Huge help with solving the refuse bin areas and overspill of rubbish on the garden areas,” being another Resident Comment.</p> <p>We however do not agree with the Added Comment, that it would really be such a good idea to make the whole basement garage space into a larger LSoM with just more artist studios. This is because we believe (and as stated in the Application) “ ... the mix of facilities proposed for the extension site will allow the existing site of the LSoM to become a dedicated school and teaching area.” Furthermore, the existing LSoM may already have sufficient space to develop the school; so we believe the proposed extension to it will only be to support the on-going training of artists and crafts people by providing affordable workspaces for recent graduates.</p>

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				<p>It is noted that the concerns surrounding the project's planning application appear to be simply because LSoM will be getting a New Lease to expand in that location; and it sits alongside the pre-existing (10-40 years) issues between the Council and Residents. In total there are four refuse collection points within the full Ludham Undercroft with a total of 24, and the LSoM in consultation with the Residents, the Council and other interested parties appear to have provided several realistic solutions that should be properly reviewed and considered.</p> <p>Nevertheless, as a local Resident (and Pillar of the community) indicated – it is a problem for the Council to resolve with the Residents and Veola (refuse collectors) being more reasonable; so, we say it is not an issue caused by the LSoM Application and connected projects. Consultation must, and has been done by Camden Council with the residents in order to finalise locations, and we note this closed on 5th November 2019.</p> <p>It should also be noted that having been in residence within a portion of the basement Undercroft (680sqm) since 2017 “ ... the school is a centre of excellence for mosaic making, providing many courses on all aspects of mosaic making at all levels. It is a very inclusive organisation. It has become an important resource in the local community. Adults and children have the opportunity to participate in mosaic projects. All are welcome and every effort is made to meet the needs of every individual. The planned extension to the school is a fantastic opportunity to provide desperately needed affordable studio spaces for artists and makers. There are very few such creative communities left in London, a great loss to the city and local communities.”</p> <p>Most residents of Ludham and the surrounding area now appear to know that the school is open to local residents and the children (vulnerable and otherwise) to learn new craft, and the cafe which is part of it also brings much needed space for people to meet up and also provide opportunities for the locals people too.</p>
2019/4741/P	William Franklin	09/11/2019 15:28:33	INT	<p>We object to the part of the scheme which moves the rubbish and recycling bins from the Undercroft into the Lismore Circus area. The area is a valuable open space and should be an asset for the people who live here. Outdoor rubbish facilities attract vandalism, dumping and provide hiding places for drugs and weapons. The rubbish and the smells should remain contained in the Undercroft.</p> <p>We oppose the proposal to route rubbish collection trucks and delivery vehicles along the south of Ludham from Elaine Grove/Lamble Street. This entrance is the furthest from the proposed development and passes through a pedestrian area next to the children's play area.</p>
2019/4741/P	Samantha Reeves	07/11/2019 19:27:37	NOBJ	<p>As a member of this community, and mother to a small child, I welcome this new development. I am excited to see what new projects can be run from here and looking forward to being able to participate, this area has become very tense in the past few years and can be scary to go out especially with a young child. It would be nice to see new projects and derelict places being put to go use where by the community can have a safe haven to bring our children. It will bring about cohesian between the many different types of community's we have in this area. I agree that the issue regarding rubbish has already been a constant problem for many years, and I dont believe this development would add to that, it would be such a shame if the issue of the rubbish affected this development. I believe it would be a great asset in the community and the benefits of it certainly, in my view outway the negatives.</p>

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2019/4741/P	Josephine Schamp	08/11/2019 20:20:39	COMMNT	It would be great if the project would accommodate AFFORDABLE artist studios and AFFORDABLE work-spaces, including AFFORDABLE space for community-led activities and residents including community wellbeing, workshops, training, youth work facilities including bike repair. The users of the space should include community groups that provide services for the local community, especially the most marginalised.
2019/4741/P	Sanya Polescuk	07/11/2019 09:09:01	SUPPRT	This is an admirable initiative helping bring life and attention to otherwise unused and neglected spaces. It should be supported.
2019/4741/P	Sue Taylor	10/11/2019 17:26:25	SUPNOT	<p>I support the conversion of vacant garages in the Ludham Undercroft area into useful space for local businesses and community groups. This will put to good use space which has been derelict for at least the last 20 years since I have lived here and will offer an opportunity to resolve the long standing issue of inappropriate rubbish and recycling facilities on the estate.</p> <p>In particular, the small rubbish chutes which were installed previously in place of one of the Ludham bin chambers in order to create an emergency exit for the undercroft area by the previous occupants before the London School of Mosaic have been a disaster. They are too small for the family flats who need to use them and are not fit for purpose. They have now become a constant source of fly tipping and lead to increased work for the already over-stretched caretaking service.</p> <p>There are, however, some issues which will need to be resolved before the proposed development can go ahead:</p> <p>Firstly, the water supply for the caretaker to clean the communal areas of Ludham is currently housed in the bin chambers and would need to be re-sited.</p> <p>Secondly there would need to be some reassurance that there would be no disturbance to residents caused by any of the businesses using the space.</p> <p>Lastly, the existing rubbish facilities underneath Ludham would need to be moved and it is important that the fly tipping is not just moved to another location creating problems elsewhere. One of the locations suggested borders Southampton Road and, when there were previously recycling bins there, it led to vehicles pulling up and fly tipping there as it was visible from the road. The new location must be workable for the residents of Ludham as well as the caretaker and Veolia who currently hold the contract for removing waste.</p> <p>The rubbish and recycling facilities are a long standing problem on the Ludham and Waxham estate and there are currently no recycling facilities at all for the residents of Ludham which is a disgrace. I believe that the Council departments should be looking at this and not leaving it to an outside organisation such as the London School of Mosaic to come up with solutions.</p> <p>The London School of Mosaic has worked hard to engage the local community and has already opened up one area of derelict garages as a successful community cafe which is not only used by residents on the estate but by residents of the wider Gospel Oak estates.</p> <p>With appropriate support from Camden Council, I believe they can turn this derelict area into a useful community space which will bring in an income to the Council and resolve the current issues around refuse facilities.</p>

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2019/4741/P	John Kitching	05/11/2019 11:45:48	COMMNT	<p>I welcome the proposals to develop the space under Ludham. For years this space has been left derelict and to put into use is long overdue. As I member of the TRA, I must however stress that residents in Ludham and Waxham should be consulted on the proposals, in particular on the arrangements for rubbish collection. For over 20 years there has been an issue with rubbish collection for Ludham (and for Waxham) which has not been resolved. Whilst supporting this application it is critical that this issue is resolved satisfactorily for residents, albeit some compromise may need to be reached. I would not want this issue to be a stumbling block in bringing a positive development for the estate. On a point of accuracy, this application is listed under Tobin Close NW3 which is incorrect and has probably lead to a comment against the scheme based on this error. In addition Ludham has been incorrectly spelt.</p>
