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**From:** Peres Da Costa, David  
**Sent:** 12 December 2019 09:26  
**To:** Planning  
**Subject:** FW: Consultee letter for PlanningApplication Application: 2019/4187/P and 2019/4420/P

Can you log these comments on M3 and add to HPE RM

David Peres da Costa  
Senior Planning Officer  
Regeneration and planning  
Supporting Communities

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**From:** Ellen Gates <[REDACTED]>  
**Sent:** 11 December 2019 21:09  
**To:** Peres Da Costa, David <[David.PeresDaCosta@Camden.gov.uk](mailto:David.PeresDaCosta@Camden.gov.uk)>  
**Subject:** RE: Consultee letter for PlanningApplication Application: 2019/4187/P and 2019/4420/P

Thank you for consulting the DPNF on these two applications. We have the following comments:

In our consultations on the draft Dartmouth Park Neighbourhood Plan, many concerns were expressed about the conversion of offices to other uses, especially in light of the conversion of a number of offices in the area to residential use in recent years. The draft Plan therefore contains the following policy (CE4a) that supports keeping buildings in office use:

resisting proposals for change of use from existing office and business uses to other uses not included in use class B1 (Business) unless it has been demonstrated that the site or building is no longer suitable for its existing business use and there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time (and not less than 12 months);

The application in respect of the gym contains assertions that the units that would be the gym have been unoccupied for a number of months, but there is no indication of what marketing activities have been undertaken, or for how long. The applicant should be asked to demonstrate that an office use is no longer viable, in accordance with the draft policy.

We are also concerned that the proposed hours of operation of the gym (from 6 am to 8 pm) would unduly disturb local residents, in particular those in Glenhurst Avenue.

Ellen Gates  
Deputy Chairman  
Dartmouth Park Neighbourhood Forum

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**From:** Peres Da Costa, David [<mailto:David.PeresDaCosta@Camden.gov.uk>]  
**Sent:** 27 November 2019 17:15  
**To:** [REDACTED]  
**Subject:** FW: Consultee letter for PlanningApplication Application: 2019/4187/P

Dear Ms Gates

RE: Unit 5, 32-34 Spectrum House - 2019/4187/P  
Change of use of from office (Class B1a) to cafe (Class A1).

Further to the consultation letter attached, would it be possible for the Forum to confirm whether they wish to comment on the above application. The application was submitted some time ago (14/08/2019) and so it would be helpful to reduce the 21 day consultation period if this is at all possible. Please let me know if the Forum have any comments or do not wish to comment.

Kind regards

David

David Peres da Costa  
Senior Planning Officer  
Regeneration and planning  
Supporting Communities

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-----Original Message-----

From: Peres Da Costa, David  
Sent: 27 November 2019 17:04  
To: [ellen.gates@candg.me.uk](mailto:ellen.gates@candg.me.uk)  
Subject: Consultee letter for PlanningApplication Application: 2019/4187/P

Please find attached Consultee letter for PlanningApplication application 2019/4187/P

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