

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4462/P	Margaret Conroy	16/12/2020 09:36:56	COMNOT	<p>I am objecting to the planning application 2020/4462/P for Temporary change of use for the period of 3 years from Public house to Large House in Multiple Occupation (HMO).</p> <p>As a resident of Brecon Mews - which adjoins Hargrave Place - for 20 years, I am familiar with the history of this site and its sad decline since the former Admiral Mann pub was sold in 2014 to a developer who immediately closed what was a thriving local amenity that was formally designated as an Asset of Community Value.</p> <p>Whilst I support the principle of providing affordable housing and whilst I would like to see 9 Hargrave Place back in use rather than empty and decaying, this proposal as it stands is not appropriate for this location nor does it fulfil Camden's strategy of supporting good quality design.</p> <p>The proposal for 9 Hargrave Place is for accommodation for up to 18 people in 10 bedrooms, with two kitchens and four bathrooms.</p> <p>The plan provides the bare minimum of facilities - there is no dining/living space, the only communal spaces are the not very large kitchens, and the bedrooms only have space for a bed and a cupboard. Indeed, the two single bedrooms are below Minimum HMO Standards in area.</p> <p>The only outdoor space is one first floor roof terrace accessed through a kitchen.</p> <p>I have referred to the recent approval (August 2020) of 5 Brecknock Road as two (small) HMOs for information on required standards, 2020/1804/P</p> <p>The standard of living here for 18 people crammed in together does not seem to me to be something Camden council should endorse.</p> <p>As Police Constable Jim Cope has noted in his comments on the application, there is potential for conflict and anti-social behaviour in such a large HMO, and this is exacerbated by the poor design. The facilities are so basic that I imagine most residents would be transient rather than becoming established in the neighbourhood. Any problems are likely to spill over into the wider community; this is already a volatile area with anti-social behaviour problems, as I know from experiences in recent months which brought me into contact with the police Safer Neighbourhoods team.</p> <p>I do question whether sufficient consideration is being given to not just the provision of residential accommodation but also the community context of proposed developments, and their impact.</p> <p>The area bounded by 1-25 Brecknock Road/1-9 Hargrave Place/Hampshire Street has seen several developments changing commercial sites to residential use (see below) in the last 10 years, so that accommodation for some 50 residents has already been added in a very small area, without any additional community facilities - these developments have, at best, small balconies/terraces, no gardens.</p> <p>The nearest publicly accessible green space is the small area of Canteloves Gardens alongside the skateboard area and games pitch.</p> <p>Both nearby pubs (Admiral Mann, The Unicorn) have closed.</p> <p>The lockdowns highlighted the population density here as people resorted to sitting out in any available space, especially the flat roofs of the extensions to the rear of 1-19 Brecknock Road, many of those being HMOs.</p>

Application No: **Consultees Name:** **Received:**

Comment: **Response:**

Without any boundary walls or fences to provide privacy, any noise carries right across the neighbourhood.

Developments that have increased local population density:

Brecknock Road -

Numbers 3-11 are all HMOs, and number 5 recently increased from 5 people in 4 rooms to 8 people in 6 rooms;

Number 13, change from office space to two 2-bedroom flats.

Hampshire Street -

Number 3, previously site of a one-storey building housing a laundry, has become two three-storey blocks with 8 flats, up to 23 residents.

Number 1, previously site of a two-storey photographic studio is currently being developed as four storeys with 16 flats, up to 43 residents.

Hargrave Place -

Numbers 1-7, previously one-storey light industrial premises, now a four-storey building with 6 flats, up to 18 residents.

I suspect that this proposal is designed primarily to generate a quick return on the current owner's investment without much further outlay; and to obliterate the memory of this site as a pub that was an amenity for the local community, in order to facilitate more radical proposals in the future.
