

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/1201/P	B Fell	26/03/2021 14:31:44	COMNOT	Dear Sirs

I am the adjacent attached owner of No 17 Daleham Mews and would like to make comment on:

19 Daleham Mews London NW3 5DB  
Change of Use of the ground floor premises from office use (Class B1(a)) to a 1 Bed flat (Class C3).

Application number: 2021/1201/P  
Application type: GPDO Prior Approval Class O Change of use B1 to C3

The councils application details are incorrect :

Existing Land Use B1a Business – Office

Proposed Land Use B1a Business - Office / when in fact 'Conversion to independent dwelling (Class C3)'.

The Mews has two remaining commercial units, the above unit being one of the last two and I believe this mix works to support Camden's Local Plan.

Policy G1 Delivery and location of growth 'supporting businesses and job provision by providing or retaining suitable premises to support businesses staying or expanding within Camden.'

And Policy E1 Economy and jobs 'Camden has a large proportion of small businesses, with 83%' And is seeking to retain those premises 'suitable for continued business use'

Two recent applications:  
2018/1728/P 25 Daleham  
2017/3471/P 14 Daleham

Have sought to convert (Class B2) to residential accommodation (Class C3) but in both cases in conjunction with the existing residential unit above. So in these above instances no increase to the sleeping population. This impact is not mentioned in the applicants submission and the Council should satisfy themselves the adequate provision of services is available: that being schools, hospitals, doctors and dentists.

No mention has been made of the impacts of noise (commercial premises being occupied in the day) the Council should seek to satisfy that there is sufficient isolation of noise if a new unit is created to ensure that Building Regulations is used to provide adequate sound insulation between floors and walls of adjoining dwellings.

Daleham Mews over recent years has lost several vital small units work units that added to the mix in the local area, helping security, promote community and vital to maintaining jobs in Camden.

I believe the mix of commercial use in Daleham Mews is in line with Camden's policy and the Class B(a) use should be retained to support these objectives.

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Once determined please remove my name and address form the Camden Portal. Your faithfully

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