
From: fo cq <[REDACTED]>
Sent: 16 June 2021 00:02
To: Planning Planning; Charlotte Meynell
Cc: Jenny Mulholland; Lorraine Revah; John Diver; GOHCommunityVision; Alison Kelly; Chris Bowles; Kate Gibbs
Subject: Planning application 2012/0473/P, No. 66 Queens Crescent

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Dear Ms Meynell,

We are writing to object to the above planning application on the following grounds:

- what is proposed is essentially a complete redesign of the ground floor premises at No. 66 Queens Crescent
- the proposals presented by the applicant are probably harmful because they impact its viability as a successful standalone shop
- no information is provided about the use of the ground floor in the application and it is labelled 'not surveyed' on the drawings.

Queens Crescent is the subject of the GLA funded Good Growth Fund work dating from 2018 and other "regen" initiatives intended to improve it as a high street. Queens Crescent needs shop spaces that are functional to attract well-run retail business.

Queens Crescent's high street function might be improved if 66 was fully amalgamated with 62-64 (at the moment, the rear part of 66 is used for storage by the business in 62-64). If, on the other hand, 66 is to become a standalone shop, it must provide a useable and viable shop space.

As it stands the application has insufficient information about the shop unit. It does not acknowledge its existing role or clarify future use. Given the amount of attention currently being given to Queens Crescent's high street and to strengthening neighbourhood life, this vagueness is not acceptable.

No. 74 is a recent example of a Queens Crescent shop that has been badly redeveloped. The new commercial space has no value as a proper shop because it's too small and badly planned. The planning failure was due to not challenging the excessive emphasis given by the applicant to the scheme's residential part over its commercial part. The result is a poor outcome for Queens Crescent as a high street. Friends of Queens Crescent do not want to see something similar happening again at No. 66, and request that this aspect is fully examined by the Planning Department.

Yours sincerely,

Friends of Queens Crescent

