

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3087/P	Nick Bailey	28/06/2021 16:50:16	OBJ	<p>I am a local resident and was involved in consultation and the preparation of the Fitzrovia Action Area Plan. I would like to add my voice to many others in the area who oppose this change.</p> <p>You will be aware of the long and tortuous debate about this site. In 2004 the UCLH Trustees finally agreed to provide at least 30 affordable housing units on this site as an approximate assessment of the amount of affordable housing arising from the many other developments carried out in the area. Community organisations were pleased that the Charity had finally agreed to honour a commitment made over a number of years and confirmed in the Section 106 agreement. It then took between 15 and 16 years for work to begin on the former Middlesex Annexe site.</p> <p>I therefore feel that the Trustees have a moral obligation to carry out the housing development as previously agreed. It should be remembered that UCLH sold the Middlesex Hospital site at the height of the property boom. Local people also remember how the Charity sold off Cleveland Residences (4-14 Cleveland Street) with vacant possession and thus displaced a large number of current and former hospital ancillary workers. These flats are now largely let on a short term, AirBnB basis.</p> <p>The applicants raise the question of viability but in my view they have a moral obligation to provide genuinely affordable, permanent housing and should not necessarily expect to achieve full viability. If they are a genuine charity, they should recognise that they are making a valuable contribution to housing need in Fitzrovia and Camden. Housing prices are increasing substantially and it may be the development will balance out in the next 12-18 months.</p>
