

Jaspreet Chana

From: Antje Saunders [REDACTED]
Sent: 29 July 2022 16:00
To: Jaspreet Chana
Subject: Re: Consultee letter for PlanningApplication Application: 2022/2112/P

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Jaspreet,

Please see below Camden Broadway CAAC's response (objection) to application 2022/2112/P. Please can you confirm receipt of the objection, and that it has been added to the application documents?

Many thanks in advance.

Camden Broadway Conservation Area Advisory committee (CB CAAC) response to application 2022/2112/P at 156 Royal College Street: objection

CB CAAC object to the application on the following grounds:

Loss of retail space

156 Royal College Street is located within a designated Neighbourhood Centre. This particular part of the Neighbourhood Centre has seen an uplift in footfall over recent years due its location adjacent to the Regent's Canal and the significant increase in footfall along the canal towards Kings' Cross. A number of businesses have successfully established themselves over recent years, such as Pizzeria di Camden, located directly opposite 156 Royal College Street, Casa Tua Delizie, a few doors from 156 Royal College Street, as well as a number of art galleries. The loss of the retail unit at 156 Royal College Street, and the associated negative effect a conversion to residential would have on the appearance of the street, would undermine the current positive development of the Neighbourhood Centre.

Furthermore, we are concerned that the application's covering letter falsely suggests that the change in use had already been granted in 2012 under application 2018/5641/P. This is not correct, in fact the decision notice of that application states under "Reasons for granting permission":

"The site is within a designated Neighbourhood Shopping Centre and the proposal would retain the shop unit at ground floor. This is now a Class E use which allows a greater range of uses, including the office use annotated on the approved drawings. The proposed rear extension to the Class E use is acceptable as it is modest in scale and sits between a larger side wall of a rear projection and an existing boundary wall. It would not cause a material loss of amenity to either neighbour."

We also contest the applicant's claim that they have been unable to find a tenant in 6 years. The application helpfully encloses photographs of the current state of the retail unit, which is entirely unfit for occupation due to its current dilapidated state. It is the state of the unit, not its location, that should be given as reason for its current unoccupied state.

The proposals are therefore unacceptable to the CAAC.

Appearance of the CAAC

The proposed residential conversion of the retail unit and the associated works to facilitate the change in use, such as the addition of a lightwell and railing, would have a detrimental effect on the character and appearance of the CAAC as Royal College Street is a retail street with active ground floors. Sadly the northern part of Royal College Street, north of the junction with Camden Road, illustrated too well the effect 'blank' ground floor elevation (residential window either with translucent glass or permanently drawn curtains) have on the street. The proposals are therefore unacceptable to the CAAC.

Design and layout of the residential home

The proposed layout of the residential home is inappropriate and substandard. While it may technically be possible to design a duplex unit whereby residents would have to evacuate past the kitchen in the event of a fire, it is considered bad practice as residents could too easily be trapped in the lower ground floor, e.g. when sleeping in the bedrooms, if a fire breaks out in the kitchen, with no secondary route of evacuation.

The proposals are therefore unacceptable to the CAAC.

We also regret that the applicant did not consult the CAAC on these proposals prior to submission.

Best regards,
Antje Saunders
Chair Camden Broadway CAAC

On Wednesday, 6 July 2022 at 00:20:27 BST, Jaspreet Chana <jaspreet.chana@camden.gov.uk> wrote:

Please find attached Consultee letter for PlanningApplication application 2022/2112/P

Y591694

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice here<<http://www.camden.gov.uk/privacystatement>> which tells you how we store and process the data we hold about you and residents.