

# Tolmers group win no promises

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NO NEW approach is to be made to Joe Levy by Camden Council over the Tolmers Square Redevelopment area, the Community Planning Committee agreed on Monday night.

A deputation who went to the meeting in search of promises came away with nothing they could grip on to — just a few favourable noises which indicated that the councillors were sympathetic to the residents' demands.

The residents — members of the Tolmers Village Association — asked for a written guarantee from the council that none of the residents or businesses will be displaced against their will, when the council become owners of property in the area.

"We can't give a written guarantee, for legal reasons," said committee chairman and leader of the council Frank Dobson. "But it is the council's policy not to displace people against their will."

The TVA asked the council to buy up all Levy property immediately. But that, said Cllr Dobson was impossible unless the council had a scheme for the rehabilitation, development or use of the properties.

On Monday night, the committee commissioned architects Renton, Howard and Wood to prepare a scheme for the housing part of the development area — a scheme which would in-

clude both rehabilitation and re-development.

The TVA, who are promised consultation, have pressured for a scheme which would save the bulk of the homes in the area.

Meanwhile, the Euston Road frontage part of the development site — where Levy still hopes to make his money with a lucrative commercial development remains a problem.

Officers were asking the committee for instruction as to whether any renewed approach should be made to Levy on the premise that, since he owned the frontage, it would almost certainly have to be a joint development with him.

But the committee agreed that Camden's Chief Planning Officer, Bruno Schlafenberg, should look into possible community uses for the Euston Road frontage.

Cllr. John Mills revived at the meeting the desirability of having the new magistrates' court sited there as an alternative to commercial development.

A TVA demand that people in the run down properties of the area should be re-housed in the new Netley Street council house development up the road was referred to the housing committee.

## A compromise for Euston

Ham & High June 28th

CAMDEN Council has decided to look into the possibility of a mixed rehabilitation and redevelopment scheme for the residential areas surrounding Tolmers Square, in Euston.

Following the decision at the last council meeting to apply for compulsory purchase orders on properties to be rehabilitated east of North Gower Street, the Community Planning and Resources Committee decided on Monday on a new outline policy for the remaining area, between North Gower Street and Hampstead Road.

Councillors were reminded that a scheme for the redevelopment of the whole area had been prepared last year by architects Renton, Howard Wood Associates, but had not been approved by the council. The Town Clerk had also had discussions with the architects about the possibility of carry-

ing out a general rehabilitation scheme for the residential properties in the triangular area.

The report to the committee continued: "It is clear that while this would be physically achievable, it would be extremely costly and there must be serious doubt as to whether it would be an economic proposition."

The report also pointed out that the density produced by rehabilitation would be lower than that which would result from redevelopment.

The Committee therefore decided to instruct the architects to do a feasibility study on a compromise—a mixed scheme of rehabilitation and redevelopment, which would exclude the frontage on Euston Road which is not suitable for residential use.

"If the feasibility study proves to be satisfactory, we will be likely to use it as the basis for a compulsory purchase order on housing grounds, on the residential areas (owned by Joe Levy's

Stock Conversion Ltd)," said committee chairman Councillor Frank Dobson.

"As far as the frontage on Euston Road is concerned, we will be looking at this from first principles again, asking ourselves what do we want on the site in community planning terms," he added.

A few councillors believed that the brief to the architects was too unspecified. Opposition leader, Councillor Alan Greengross said: "This will put the architects in a difficult position. We must give them norms. At the moment they have no indications of how we regard rehabilitation against redevelopment."

Councillor Neil McIntosh replied: "The architects are perfectly capable of assessing all the possibilities without our help, and they are perfectly capable of assessing the possibilities of getting loan sanctions from the Government for rehabilitation schemes."

Mr John Mills saw the decision as not having gone far enough, however. "We must decide on our general strategy to get all this land into our ownership," he said.

Mr Mills asked the committee to apply for CPOs for the residential areas on housing grounds, and CPOs for planning grounds for the Euston Road frontage.

"We should show our doubts on this as soon as possible," he said.

Mr Dobson replied: "The decision to apply for CPOs on the properties will have to wait for the result of the survey. But I would like to stress that the delay is not due to any fear of, or co-operation with, Stock Conversion."

The Committee also received a deputation from the Tolmers Village Association which called on the council to, among other things, issue a compulsory purchase order on all property owned by Joe Levy "immediately, and to store them to a habitable condition forthwith."

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