

From: Bob Hayim

Sent: 21 March 2023 11:39

To: David Fowler

Subject: Application 2022/0528/P

Dear Mr Fowler

Regarding the above application, this has to be one of the most ill-thought out developments Camden has ever managed.

The plans show extreme over-development, on a relatively small site, with the potential to create harmful social conditions, I'm from Manchester and know what excessive development did to neighbourhoods in Hulme – don't planners learn? In addition, the development was 'sold' as creating lots of green and recreational spaces, including increasing % of biodiversity, these objectives seems to be overlooked now. In addition the plans will have repercussions on the amenities, essential services and ambience of the surrounding areas.

Of course, it is possible to combine good design more in-keeping with the overall area, but it won't achieve the target number of housing units which the current plans desire.

Of course there are expert views that have been circulated to RedFrog which include:

- harm to surrounding Conservation Areas
- failure to deliver the required amount of affordable housing
- unsuitability of tall buildings for family housing (as noted by the London Assembly Planning and Regeneration Committee)
- increased severity of surface water flooding (as noted by Thames Water)
- increased urban heat island effect

So I OBJECT to the proposals.

Yours faithfully,

Robert Hayim

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