

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/1201/P	Dr Amy Needleman	12/05/2023 21:58:40	OBJ	<p>Planning application – Ref: 2023/1201/P 81-84 Chalk Farm Road, NW1</p> <p>Having read the planning application and Planning Design and Access statement, I am very concerned about the proposed change of use, and changes to the volume and design of the building. My grounds for objecting to this planning application are:</p> <ol style="list-style-type: none"> 1) the proposed addition of a further storey is not consistent with the height of buildings in the immediate area, in Belmont road to the east and 1-3 Nordic Mews to the west. Although Stockholm Apartments to the south is four storeys in part, it is reduced to three storeys in both the west and east. 2) The design and impact of the additional height and bulk will be overbearing particularly for the Mews Houses to the West. Also, the windows to the south will overlook and severely impact the privacy of the flats in Stockholm Apartments. 3) The change of use to an educational 'campus' for students and other aspects of the proposals will increase the flow and congregation of people outside the building and is totally inappropriate given the private residential nature of the surrounding buildings, and the very difficult and limited access via the courtyard. <p>The proposals are specifically designed to encourage students to congregate and socialise outside the front of the building and in the courtyard area via "the creation of a large opening on the Ground Floor to provide an opportunity to display student work, and allow exhibitions to flow inside and out".</p> <p>The congregation of students outside of the building will inevitably increase noise and the likelihood of anti-social behaviour, and hence will be severely detrimental to the amenity of the surrounding users. The impact will be exacerbated due to:</p> <ol style="list-style-type: none"> a) The significant increase in usable internal volume of the building and thus the number of people using it, and b) The intention to create co-working spaces, shared learning, workshops, and cooperation with other activities in the Roundhouse. <p>The impact of this has not been considered in the noise assessment report.</p> <p>The Design Statement recognises that: "..., it is important to ensure development proposals would not have an adverse impact on neighbouring amenity with particular regard to levels of comings and goings and noise" and yet the proposals will clearly exacerbate this problem and not achieve the desired outcome, and therefore should be rejected.</p>

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2023/1201/P	gary napier	12/05/2023 16:21:49	COMMNT	<p>As a resident and leaseholder of Flat 11, Stockholm Apartments 85-86 Chalk Farm Road I should like to object to this planning application on the following grounds.</p> <ol style="list-style-type: none"> 1. The proposed large picture window on the fourth floor will have line of site to the hall of our flat and to my daughter's bedroom. The recent addition of another floor to the Camden Lock Hotel also has direct line of site to my daughter's bedroom, our kitchen and living room. I was not advised about that planning application, or I would have strongly objected and asked for the windows in question to be obscured. I can only assume that with this new proposal we will suffer further intrusion of our privacy. 2. Adding a further floor to the existing building will increase the level of foot traffic through a residential courtyard that has vehicle access to the mews houses, parking, and deliveries. No consideration has been given to the increased foot traffic and safe passage for pedestrians. Even now I find that at certain times of day large groups of students from the BAJ building are loitering in the driveway smoking. And as such manoeuvring my car within this tight courtyard is becoming quite an unpleasant experience avoiding students that are unhappy having to move. 3. The recent renovation by BAJ of the old gym was fraught with problems due to the lack of access to the site. Builders' vans, delivery vans and construction materials were constantly blocking access to the courtyard. Our courtyard became a building site. Adding a floor to the building will be much more problematic than the recent renovation. If this plan were to be approved, then residents of the mews houses and Stockholm Apartments and students of BAJ would be daily confronted by a major building site with all the inherent problems of health and safety associated with such. To access a building site, you need a hard hat at the very least. I'm not prepared to wear a safety hat when I walk through the courtyard. I can see no mention of how the building works will be carried out in the application or how the inevitable disruption will be handled. 4. The application seems to suggest that an attractive design and its proximity to the Roundhouse, work to enhance the area. I don't think this is true in any sense whatsoever. The building is in a residential courtyard setback from Chalk Farm Road and will not be seen by the public and the link between a jewellery school and the Roundhouse is tenuous at best. It cannot justify the addition of a further floor and all the problems associated with its construction and adverse ongoing consequences for residents. The BAJ should have bought a suitable sized building rather than subject residents to a piecemeal application that is so disruptive to our lives both in the short and longer terms.
2023/1201/P	mark freedman	12/05/2023 18:07:41	COMMNT	<p>I am the leaseholder for Flat 1 Stockholm apartments and wish to object to the planning application. My flat is to the west and SW of the building in question. The applicant is seeking to add a second floor to that building to allow more users to enter the building. My objections are as follows:</p> <ol style="list-style-type: none"> 1.a second floor would have a negative effect on the amenity of my flat and the area generally. The courtyard is already too small for the traffic that exists. The idea would be to double (or more) the number of users of the new amenity resulting in congestion, noise, disturbance, loss of privacy for the flat and mews properties. 2. There is likely to be a loss of daylight to our common arear and the front windows of my property. 3. The second floor extention would lead to overcrowding of the arear if it attracted mire users than are there presently. 4. I am concerned by the visual impact on the flat of a second floor extention to the current building.

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2023/1201/P	Peter Needleman	13/05/2023 17:44:42	OBJ	<p>I am writing in my capacity as the Chairman of the Stockholm Leaseholders Association whose members comprise the leaseholders of the residential apartments 1-14 Stockholm Apartments, 85-86 Chalk Farm Road ("the Apartments").</p> <p>81-84 Chalk Farm Road (the "BAJ Building") is set back from Chalk Farm Road and accessed through gates located next to the Apartments, and via a limited right of way over part of the internal courtyard, which belong to and are maintained by the Apartments. The gates and courtyard provide rear access and limited parking for the Apartments and are also the only means of access to 1-3 Nordic Mews (the "Mews Houses").</p> <p>The gates are intended to be kept locked at all times, with access provided by an intercom control system for residents or visitors of the Apartments, Mews Houses or the BAJ Building.</p> <p>Having considered the planning application and proposals in some detail I wish to object most strongly to the proposed change of use, the external design changes and, in particular, the proposal to add a fourth floor. My objections are made on several grounds:</p> <ol style="list-style-type: none"> 1) the addition of a fourth storey is not appropriate in an area comprising largely of 3 storey buildings and will impact the outlook, and reduce privacy, for the Mews Houses and the Apartments to the west and south-west of the BAJ Building. 2) the additional storey will increase the capacity of the building by 30-40%, and hence the flow of people into and out of the building. This will create substantially more noise and disturbance in the courtyard and may restrict access to the mews houses and the rear of the Apartments, and create potential safety issues, at busy times. 3) the proposal to 'upgrade' the design to attract greater attention to the BAJ building, and to link it to activities in the Roundhouse, is not appropriate for a premises set inside a small private residential courtyard, which is not part of the public domain, and where we already struggle to control access and maintain security and the safety of residents. 4) The creation of a student campus, together with the proposed design changes to the ground floor which are intended to create an exhibition space both inside and outside the building, will encourage students to congregate in the courtyard and outside the gates, and are likely to increase substantially the levels of noise and anti-social behaviour. <p>We have already had several incidents of anti-social behaviour and damage in recent years, both in and outside the courtyard, raising serious safety concerns for many of the residents. The proposals will only make this worse and will therefore have a significant impact on the amenity in the area for both neighbours and the local community.</p> <p>I trust you will give these concerns appropriate consideration and therefore reject the proposals to add a fourth floor and any major design changes to the frontage.</p>