

From: Kentish Town Neighbourhood Forum KTNF

Sent: 06 December 2022 12:59

To: Edward Hodgson

Subject: Re: Consultee letter for PlanningApplication Application: 2022/4293/P

Dear Edward,

please find below KTNF's representation, we hope you will accept it although sent with a slight delay. We had problems for some days to access the planning documents.

KTNF's representation to 139-147 Camden Road

[2022/4293/P](#) Erection of 4 storey block of flats with ground floor bin and bicycle stores and front paving and planting

1. Whilst we have no objection in principle to the erection of 4 storey block of flats, KTNF would like to get assurance that no part of the building will be higher than the set-back 4th storey and that there will be no mechanical plant, lift overruns, plant rooms or other obstructions at roof level, and that the construction works will not in any way impact on the use of Cantelowes Gardens including its skatepark.

2. Furthermore, KTNF would welcome provision for additional external space, which could be accommodated to the south and possibly a tree onto Camden Road to provide some screening and public greening.

We remain unclear about the strip of land between the proposed building and the railway cutting on the west side of the site, creating a buffer zone between proposed flats and railway. We hope that it will be planted with trees and shrubs. There is a danger for the strip to become a hidden cul-de-sac area encouraging anti-social behaviour. We'd like to see assurance that it won't become public realm (i.e. will be fenced off).

3. Overall, there are low ambitions for sustainability - the Energy and Sustainability Statement quotes the London Borough of Camden's "Local Plan (2017) Policy CC1 Climate Change Mitigation states that all developments should minimise the effects of climate change and encourage developments to meet the highest feasible environmental standards that are financially viable." In this proposal, the effect on climate change is not minimised, building regulations are barely achieved. Little consideration has been given to the embodied carbon of the construction and building with regenerative or recycled materials, or how the building can be dismantled in the future.

4. The flats will be heated by efficient but conventional gas boilers. KTNF would prefer heat exchanger(s) e.g. on the roof or wall facing the railway cutting. Air Source heat pumps are financially viable, reduce energy costs, and provide better future proofing when compared to gas use.

5. We are concerned about the north facing wintergardens. The design and access statement, p. 18, shows their use and finishes as the adjoining internal room. We worry that they will be used as highly glazed very badly insulated little rooms, consuming a large amount of energy to heat, whereas full height glazing will cause overheating problems in the summer, especially in the evenings.

6. There are the following inconsistencies in the planning application:

- page 32 of the Design and Access statement mentions a lift and stair core, but the plans do not show a lift.
- there is provision for solar panels which we welcome. However, 12 solar panels are referred to in the energy and sustainability report, and 15 panels are shown on the drawings.

7. Community Infrastructure Levy would apply.

The application mentions Camden and National Planning Frameworks but not the Kentish Town Neighbourhood Plan. KTNF was not consulted prior to submission of planning application.

Kind regards

Kentish Town Neighbourhood Forum