

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/1804/P	Eileen bissell	14/06/2023 16:20:29	OBJ	Strongly object to this as it will block out my views. Too many people will be in the area. The traffic along Gordon House road is already overloaded
2023/1804/P	Eileen bissell	14/06/2023 16:20:27	OBJ	Strongly object to this as it will block out my views. Too many people will be in the area. The traffic along Gordon House road is already overloaded
2023/1804/P	Eileen bissell	14/06/2023 16:20:25	OBJ	Strongly object to this as it will block out my views. Too many people will be in the area. The traffic along Gordon House road is already overloaded
2023/1804/P	Josie O'Connell	14/06/2023 15:13:17	COMMNT	I oppose this building being built, we have enough noise from the railway and Murphy lorry yard, Kentish Town is bad enough at the moment with roadworks and building work, also we have a lot of people using this estate as a shortcut and dumping their rubbish
2023/1804/P	Linda hill	14/06/2023 12:17:25	COMMNT	This is a residential area, we do not want our space blocked by unnecessary buildings
2023/1804/P	Marie Jones	14/06/2023 11:48:42	COMMNT	We completely object to the new building works going ahead at Highgate studios. It currently has beautiful buildings, with loads of character, which reflects Kentish Town and our surrounding areas. It is currently a wonderful place to be in, planners have no idea, as they do not live here. The new proposed block of flats will block out residents light, it will be noisy and won't add any benefits to any residents. I currently use the Pure Gym frequently, which is a great gym to go to, as its local and fits in with my work times. It is extremely sad all of the spaces are being destroyed by high rise buildings and blocks of flats overlooking each other.

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2023/1804/P	Jo Taylor	14/06/2023 11:29:47	OBJ	<p>I am a resident on the Carrol and Sanderson Close estate which is bordered by the development site and will be heavily impacted by the proposed Block F.</p> <p>I wish to object strongly to the proposed development.</p> <p>I am concerned that the proposed development, and Block F in particular will:</p> <ul style="list-style-type: none"> - reduce privacy for homes and gardens overlooked by the 5-storey plus roof garden block - overshadow existing properties, reducing light to homes and gardens - turn Sanderson Close into a lightless tunnel which will feel less safe for residents - is totally insensitive to its context, exceeding the height of adjacent homes by 3 storeys plus a roof garden - impact on the much-loved 'sawtooth' historic skyline of Highgate Studios - will result in increased noise and footfall on and around an estate which is valued for its quietness and low levels of anti-social behaviour <p>I am particularly unimpressed by:</p> <ul style="list-style-type: none"> - the failure of developers to acknowledge the objection letter submitted on behalf of residents by the TRA in their Statement of Community Involvement - the pre-application consultation process which was based on leading questions that skewed the results in favour of the development - nonsensical developer claims such as 1. Block F will 'futureproof Sanderson Close for the Murphy's Yard development'. In what way? 2. Block F is a 'sensitive' new office building which responds to its context. 3. Block F will 'activate and overlook Sanderson Close, adding to the sense of security'. Residents do not want to be overlooked. <p>The proposed redevelopment is unacceptable unless the scale, positioning and design of Block F is reconsidered from scratch.</p>
2023/1804/P	Christine Guedalla	14/06/2023 16:55:08	COMMNT	This development will overshadow the low rise dwellings in Sanderson Close and take their light. It is much too high.
2023/1804/P	Edward hill	14/06/2023 13:45:52	COMMNT	We live in a lovely community, we do not want blocks of flats here, especially for the wealthy
2023/1804/P	Sabina Fliri	15/06/2023 07:29:19	INT	<p>The proposed Block F faces directly on to the Carrol and Sanderson Close estate. It is a monolithic five storey block plus a roof terrace. It will:</p> <ul style="list-style-type: none"> ∴ there is no public infrastructure to support a massive building like this ∴ tower over existing homes by at least three storeys ∴ block light to existing homes ∴ overlook existing homes, reducing privacy ∴ increase noise (especially from the roof terrace) and the presence of people on a quiet, safe estate
2023/1804/P	Mary Dickins	14/06/2023 18:22:14	COMMNT	This is a greedy development proposal which will impact negatively on the area in terms of traffic and pollution. It will rob Sanderson Close residents of natural light and overlook them to an unacceptable degree. A more modest plan is called for. I strongly object to the current plan

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2023/1804/P	Mary Diekins	14/06/2023 18:22:11	COMMENT	This is a greedy development proposal which will impact negatively on the area in terms of traffic and pollution. It will rob Sanderson Close residents of natural light and overlook them to an unacceptable degree. A more modest plan is called for. I strongly object to the current plan
2023/1804/P	Ricardo Atanasio	14/06/2023 12:34:53	OBJ	I strongly object to this development, I am deeply concerned that this huge five storey block plus a roof terrace will diminish the quality of life of existing Carrol and Sanderson Close Estate residents both during the construction phase and also final structure which will: <ul style="list-style-type: none"> ζ tower over existing homes by at least three storeys ζ block light to existing homes and gardens/nature areas ζ overlook existing homes, reducing privacy ζ increase noise (especially from the roof terrace) and the presence of people on a quiet, safe estate
2023/1804/P	S Lee	14/06/2023 15:29:45	APP	Understand we will lose the only affordable gym in the area./
2023/1804/P	Caroline Jacobs	14/06/2023 21:29:07	COMMENT	The proposed development includes a new block that is far too high and will overlook and block light from adjacent existing housing. Having consulted with the local community the developer should take notice of concerns raised. This development will be to the detriment of the existing residential community.
2023/1804/P	Prii Patel	14/06/2023 14:25:01	COMMENT	It will: <ul style="list-style-type: none"> ζ tower over existing homes by at least three storeys ζ block light to existing homes ζ overlook existing homes, reducing privacy ζ increase noise (especially from the roof terrace) and the presence of people on a quiet, safe estate <p>There me will be too much traffic on Highgate Road</p>
2023/1804/P	Prii Patel	14/06/2023 14:24:59	COMMENT	It will: <ul style="list-style-type: none"> ζ tower over existing homes by at least three storeys ζ block light to existing homes ζ overlook existing homes, reducing [REDACTED] ζ increase noise (especially from the roof terrace) and the presence of people on a quiet, safe estate <p>There me will be too much traffic on Highgate Road</p>
2023/1804/P	Karine	14/06/2023 10:10:09	OBJ	I am against the proposed development. The scale, particularly its height, is inappropriate for the neighbourhood. As it stands, it will reduce light and affect privacy and have a very negative impact on surrounding low-rise residential streets. Moreover, it will increase traffic at a junction that is already a bottle-neck, during construction of the development as well as afterwards with deliveries and new residents.

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2023/1804/P	N Sparrow	15/06/2023 08:34:32	COMMENT	I wish to state my objection to this planning application as a member of the public within the neighbourhood. The proposed Block F faces which faces directly on to the Carrol and Sanderson Close estate will tower over existing homes by at least three storeys, blocking light to existing homes. As it overlooks existing homes, it will interfere with their [REDACTED]. There is also the likelihood of an increase in noise (especially from the roof terrace) and the presence of people on a quiet, safe estate.
2023/1804/P	Susan Wise	14/06/2023 14:50:12	YES	Very concerned about the lack of light and also our [REDACTED]. I live right in front of where they are planning to build, we have so much noise going on as it is with Murphys. Kentish Town is a nightmare at the moment as it is, with building work and roadworks. Also we think it will bring more people onto the estate leaving behind rubbish etc.
2023/1804/P	Philipps Bramson	14/06/2023 12:03:50	COMMENT	This is completely unacceptable in that it blocks light from the residents of that estate and replaces their beautiful view with a towering brick wall. It is not fair to the people who live there.

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2023/1804/P	Jo Taylor, Carrol and Sanderson Close TRA	14/06/2023 11:10:52	OBJ/NOT	<p>OBJECTION: CARROL AND SANDERSON CLOSE TRA</p> <p>Please find below a letter of objection to the above development from the Carrol and Sanderson Close TRA on behalf of estate residents. Carrol and Sanderson Close is the estate directly adjacent to the development site, in particular the proposed Block F.</p> <p>This is a copy of the letter sent to the developer on 5 December 2022 in response to their pre-application consultation. The TRA is resubmitting this letter in response to this planning application as:</p> <ul style="list-style-type: none">- the developer has failed to take into account any of the feedback from the TRA- the developer has failed to mention receipt of this letter in their Statement of Community Involvement- the Statement of Community Involvement credits the developer with consulting residents of Carrol and Sanderson Close, whereas this consultation activity took place only after it was requested by the TRA <p>In addition to the points made in the letter below, the TRA is concerned about the impact of the poor design values and monolithic nature of the new building proposed for Plot F. Residents feel that rather than 'humanising Sanderson Close.....and futureproofing the development of Murphys Yard' the multi-storey nature of the building will turn Sanderson Close into a lightless tunnel, reducing the quality of the public realm and making residents feel less safe using the street.</p> <p>LETTER SUBMITTED TO DEVELOPER IN RESPONSE TO PRE-APPLICATION CONSULTATION</p> <p>5 December 2022</p> <p>Harry Thompson Asset Manager Hondo Enterprises Ltd 9 Newburgh Street Soho London W1F 7RL</p> <p>Dear Harry Thompson</p> <p>Formal objection from Carrol and Sanderson Close TRA to the proposal to redevelop Highgate Studios</p> <p>I am writing on behalf of the residents of the Carrol and Sanderson Close estate who resolved at the recent TRA AGM to formally oppose the proposal to redevelop Highgate Studios - as detailed below.</p> <p>Proposed new block on Plot F fails to respect surrounding context The statement in the consultation feedback form 'The decision to leave the north eastern corner of the site unchanged, given the proximity to those living in Sanderson Close' appears disingenuous at best, given the proposal to add a new, five storey block with roof terrace (Plot F) just across the road from the main body of the estate.</p>

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Sanderson Close slopes steeply down. The estate is built on a level with the bottom of Sanderson Close. So, whilst the height of the proposed Plot F block mirrors that of the existing block at the top of Sanderson Close, it will tower over existing estate homes by at least three storeys plus a roof terrace. Describing the proposed new blocks as 'carefully crafted' and 'responding to their context' and this scale of overdevelopment as 'incremental improvements and sensitive extensions' stretches credulity.

Local overdevelopment

The area on and around the estate is currently subject to development proposals for:

- ✓ Murphys Yard: high-density, high-rise development on two sides of the estate
- ✓ infill development on the estate car park through Camden Council's Small Sites for new Homes programme

Residents are already facing a decade plus of construction disruption coupled with a long-term reduction in quality of life due to noise, light and skyline impacts. Further proposals for development in the immediate vicinity of the estate are unacceptable to residents.

Loss of privacy

The proposed new block on Plot F will [redacted] and gardens from offices and a roof terrace, reducing privacy for residents.

Loss of light

The proposed new block on Plot F will crowd and overshadow the estate resulting in darker homes and gardens for residents.

Construction disruption

Residents are concerned about noise and dust impacts and disruption to the already congested traffic flow on adjacent Highgate Road during construction.

Sustainability aspirations underwhelming

The redevelopment is heavily positioned as embracing environmental sustainability. However, the sustainability claims put forward are lacking in ambition and are, in reality, sustainability 'business as usual' in 2022 rather than good or even best practice.

Increased noise and footfall

Residents value the estate as a quiet, friendly, community-minded place to live. Anti-social behaviour is relatively rare, and residents do not welcome the increased footfall and noise that will result from the redevelopment. Residents are particularly concerned about noise from people using the roof terrace that will top the block, especially out of office hours.

Proposed community benefits not adding value / unclear

The proposed community benefits are underdeveloped in concept and the added value unclear. The estate already has a dedicated community hall therefore is not seeking access to meeting space. The inclusion of a café in the redevelopment is the reopening of a café that closed during Covid, not a new facility. There is no evidence that estate residents are seeking café facilities and given the financial challenges facing many estate families, it is unlikely that the café will be at a suitable price point. Access to dedicated cycle parking facilities

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is unlikely to be unattractive given that this facility will be operated commercially and charged for.

Historic skyline impacts

Residents are saddened by proposals to obscure the historic sawtooth skyline (which inspired the roof profile of the Sanderson and Carrol Close estate) of Plot J by building additional storeys above it.

Impact on health and wellbeing of residents

The proposed development, along with the Murphys Yard and Camden Council Small Sites for new Homes developments are already causing worry to residents – which include the elderly, those in poor health and young families. Residents are concerned about the mental and physical health impacts of stress, noise, traffic impacts and dust during development and the reduction in quality of life resulting from the proposed overdevelopment of the estate and immediate surroundings.

Yours sincerely

Jo Taylor
Development Lead, Carrol and Sanderson Close TRA
consulting: [REDACTED]

cc. Sophie Roger, Chair, Carrol and Sanderson Close TRA, Cllr James Slater, Cllr Sylvia McNamara
