

From: Antoine Danzin

Sent: 01 October 2023 23:33

To: Planning

Subject: Re: Comments on 2023/3420/L - 2 Waterhouse square

Dear Camden planning's team

I realise that there are two applications for the same project. I reiterate my objection to the same project with identification: 2023/3419/P.

Please kindly record this objection with the same text as in my previous email given that comments are no longer possible on the website.

Kind regards,

Antoine Danzin

On Sun, Sep 17, 2023 at 11:50 PM Antoine Danzin wrote:

Dear Camden planning's team

The webpages for looking for applications on the Camden website seem to be all down at the moment hence I am sending you my comments below by email with regards to the application for the "refurbishment" of 2 Waterhouse square.

I strongly object to the aforementioned application.

1. I question the legality of the application process:

The developers have not complied with the obligation to inform the community transparently. None of the resident buildings were informed of the plans before the application was made. The first communication was made on the 1st September and misled the public with the following wording:

- allegedly made consultations since march 2023 which is simply not true
- "planning application validated" is understood as permit being given (i.e. too late to comment or object

- "comprehensively refurbish and extend": the scale of the works involves significant demolition and reconstruction. The word "refurbish" misled may residents in thinking it was just works on the existing facade

It is obvious that the applicant was aware of the strong objections the project would receive and therefore processed their request illegally lying to the council and the community.

2. The works will be a disaster for the community:

The residents in the direct vicinity already suffer from microparticle emissions (barbecues) and noise pollution from the market. The dust and additional noise created by the works will affect physical and mental health of children, students, residents very significantly. It will also affect the quality of their studies or work.

3. the works would damage the image of Camden, civil service and politicians:

Camden politicians declare having a strong green agenda. The negative impact of demolition-reconstruction vs. retrofit is enormous while the advantages are very little. It is widely repeated in the press that the net impact of operation emission reduction minus construction emission is very often negative.

4. impact on vulnerable people of the Lodge and the community spirit:

The building is facing a square which is a gem of tranquillity in a very busy area. A place where many people leaving or working nearby go for a break. It is comforting to breathe in this green and peaceful environment. The residents of the Lodge often don't move away from the square. It is the place where the rest of the community meet with them which provides them with an important link to the outside world. Since the access to the square was restricted a few months back for other works organised by Camden, the residents of the Lodge have suffered an impact on their social interactions and ability to remain outside in a relaxing environment. Both have an effect on mental health. Years of works on the square could have further devastating effects on them.

5. there is nothing positive about the works:

I am surprised that the council did not condition the filing of this request to real improvements to the community. I would have expected residential units, parking spaces for cars and bicycles of nearby residents, electric chargers, green spaces managed by the building's security...

6. the financial impact on residents and property owners will be significant:

Costs of maintaining properties with the significant dust will increase (windows are already covered by the grease from smokes of the market to which dust will be added).

Flats will not be rentable or sellable during the period of works except at a significant discount. Were some to lose a job they would not have the ability to let or sell without taking a significant loss.

5. Traffic issues will increase:

The loss of parking spaces will result in further traffic in the area as there are very little parking spaces in the near vicinity. We already drive sometimes over 15min in the area to find a resident parking space. The trucks will create additional disruption.

Kind regards,
Antoine Danzin