

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3212/P	Anna Beckett	12/10/2023 17:39:20	OBJ	<p>It is difficult from the uploaded plans to see exactly what is proposed but as a local resident and cyclist and car owner I would like to raise several objections.</p> <p>1. Detrimental impact on neighbouring amenity: Although it was now a couple of years ago, there used to be an open space, protected by bollards, in front of the large fence required for this compound. This diminished the visual impact of such a large fence in a largely residential area. The proposal for a fence over 2m high brought forward to the edge of the boundary feels like it will be out of character. It would be better to install a green wall or other solution which is less horrible to look at - especially as it is mainly protecting vehicles which formerly were parked on the road with no protection.</p> <p>2. The principle of development clashes with local policies: at a time where Camden Council is consulting on putting up the price of car parking significantly in this specific area (https://consultations.wearecamden.org/supporting-communities/cleaner-fairer-parking) to discourage people from having cars / vans it makes no sense to develop new parking spaces which will encourage more and over which Camden will have less control (ie can't charge extra for parking high emitting vehicles). Especially when such a small proportion of the new spaces are for EVs. In fact, I think it is outrageous this is being considered. There are many better uses for the land.</p> <p>3. Lack of need for development: As a holder of a resident permit I have never had problems finding a space on Lyme Street/Georgiana Street and if we need more parking why is Camden currently consulting on removing it?</p> <p>4. Traffic pressures: This will encourage increased vehicles to the area (e.g. to use the jet wash) at a time where Camden are seeking to reduce traffic. I also am concerned about how vehicles will access the site safely when cutting across the cycle lane.</p> <p>5: Environmental concerns: The form suggests there is no watercourse within 20m of the development but I believe that the River Fleet runs practically under the site (in a tunnel) as you can hear it through a drain on the corner of Georgiana St near Lyme Street. Please can you check this as it's right next to the planned location for the jet-wash?</p> <p>6: Noise and drainage concerns: There is already a risk of surface water flooding in the area - is this really a good place to have a jet-wash?</p>

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2023/3212/P	Olly Beckett	12/10/2023 18:37:05	OBJ	<p>TRANSPORT ASSESSMENT</p> <p>According to 2.11 "The development proposal will not add any additional traffic to the local highway network and will not therefore adversely impact on the safety of users of the highway network." - this cannot be possible when "2.3 Parking on the site is limited to about six spaces" and the proposal is for "10 parking spaces for vans, 12 electric vehicle spaces, and 18 car parking spaces"</p> <p>2.9 "We note that no accidents occurred at the junctions of Georgiana St/Lyme St and Camden St/Georgiana St during the recent full five-year period for which data is available." - this contradicts the map which shows serious incidents, including a hit-and-run at which I was a witness</p> <p>Appendix A - the two northernmost entrances/exits haven't been used in many years</p> <p>Appendix C - Royal College St exit is on to a busy cycling junction, this is unsafe. There is a zebra crossing shortly after the exit, this is also unsafe.</p> <p>Has anyone conducted a noise and particulate pollution impact survey, bearing in mind there will be an increase in vehicles to this site as well as a jetwash? I and my wife have a respiratory disease and so the proximity of a much larger car park will put our health at risk, as well as the health of the pupils at the adjacent school.</p> <p>PROPOSED REAR WALL SECTION AND ELEVATION</p> <p>The previous barrier was set back from the Royal College St pavement. The proposed fence would be immediately against the pavement and, at two metres high, have a considerable impact on this section. The site is surrounded by listed buildings, the effect of this wall would be detrimental to the area. Previously UKPN was allowed to replace the red brick substation building on Georgiana Street (a listed street) with a modern yellow brick building, this company is therefore uninterested in preserving the character of the area.</p> <p>I strongly object to this development and would much prefer the council abides by its promises of making this borough cleaner and greener, not filled with ugly developments and yet more traffic.</p>