

From: Poppy Campbell

Sent: 15 November 2023 12:12

To: Planning

Subject: FORMAL OBJECTION TO PLANNING REFERENCE 2023/2510 / P and 2023/2653/L

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I wish to object to the above Planning Applications.

The first part of my Objection relates to contraventions of Camden Council's Local Plan:

The above Development contravenes Camden Council's own priorities for the area. Attached is a document highlighting Policy Guidelines contained in The Camden Local Plan that must be considered and be seen to be considered during the decision making process. I would like to draw your attention to Camden Council's own policies regarding the protection of Heritage/Conservation Areas, the priority that is to be given to Housing in all Developments (the above Development only has provision for 11 social housing units), the lack of Community Facilities, Open Spaces and other facilities such as Child Care and Camden's policy regarding refitting of buildings as opposed to complete demolition.

The following are Material Objections:

1. The principle of the Development clashes with local Planning Policy.

2. There is a lack of need for the Development. There are adjoining office blocks in the immediate area and outward that are not 100% occupied.
3. The size and density of the structure overshadows neighbouring properties and threatens their privacy. The Development is overbearing and out of scale when compared with buildings surrounding it. The Development's proposed height would interrupt the current sky line and set a precedent for future Developments.
4. Harm to the Host Building. The development and alterations damages its integrity due to its size, shape and the materials used.
5. The Development will have a detrimental impact on neighbouring Amenities. The Local Authority is obliged to protect the living standards of local residents.
6. Poor Quality of Accommodation. There is a requirement for a decent amount of natural light in all habitable rooms which is not provided in the proposed Development.
7. Negative effect on Character and Appearance. The proposed Development would have an adverse effect on the area's character and appearance and alter the pattern of Development in this Conservation Area.
8. The scheme intends to demolish the Travelodge tower and replace it with a brand new much bigger office block. Demolition is contrary to the climate change policies of the UK, Greater London Council and Camden, all of which advocate retrofitting. An expert report proves retrofit is possible.

Can you please provide confirmation that my Formal Objection to the proposed Development has been registered and will appear on all Notification of Objections documents.

Poppy Campbell-Gillic
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Please find attached documentation regarding this matter:

https://docs.google.com/document/u/0/d/1mNhMWtIXAi1DDtXnkDpV1XUeHL_IgarqPhkqiMbGVb8/mobilebasic