

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3419/P	zad rogers	27/11/2023 22:26:42	OBJ	<p>I object to this planning proposal. My 83 year old mother and 94 year old father live in Brooks Square and love the community and the neighbourhood. This is an area with a fantastic mix of residential office and retail with a vibrant and famous market. This proposal is out of scale with the existing buildings and will damage the unique nature and character of the square whilst making it like every other part of the city. Brook Square's uniqueness should be preserved not trampled over for financial fulfilment of a developer looking to make a fast buck at everyone else's expense. Moreover, the idea of tearing down the existing building and releasing the carbon into the atmosphere goes against all common sense and it must be against the policies of the local council and the government? Are we not meant to be refurbishing existing building stock rather than tearing down good buildings? How many lorry loads will it take to remove the existing building and build a new one? what is the carbon impact of those lorries and the building materials? What impact will it have on the environment? And what impact will it have on my parents? Their lives will be disrupted. They are already nervous about the air quality from the proposed building work. In addition my father uses a buggy and wheel chair to get about and is extremely nervous about how the building site will impact his access to the square and nearby amenities. This is a square loved by the community. The proposed building is bad for the environment, bad for the unique character of the neighbourhood, bad for those people who live in the square and potentially life-limiting for those people that live in the square with disabilities like my father.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3419/P	Lucy Musgrave	27/11/2023 22:26:26	OBJ	<p>I am writing to object to this planning application. This part of Camden, an area rich with historic neighbourhoods and conservation areas, and specifically the Hatton Garden Conservation Area, has an intricate street pattern, a mix of commercial and residential buildings of the late nineteenth to mid twentieth centuries, and an extraordinarily mixed community. It requires great care and sensitivity. Brooke's Market is a quiet square with residential properties on three sides and the development site to the south. It has a strong history of and a good mix of residential units and is home to important social infrastructure with a community of mixed age and mobility, the very young and the very old and many vulnerable citizens of Camden. On the square directly impacted by this development is Langdale House, a social housing estate owned by Origin Housing Association; The Lodge at St Ursula's providing B&B accommodation for long-term rough sleepers, run by St Mungo's and The City of London Corporation with 40 beds for older residents; a small council block called Brooke's Court on Brooke Street; the London County Council's 1897 Cranley Buildings, of twelve two- and three-roomed tenements, originally built for 60 people; and the Beauchamp Building to the east, all full of families. At this end of Leather Lane, just adjacent, are a large number of flats above shops and businesses and dead opposite the development site, Vesage Court with 120 flats. Additionally, the local community are well served by St Alban the Martyr Church, a Grade II* grand neo-gothic Butterfield church with many families, children and young people amongst the congregation; the local St Alban's Church of England Primary School and the Holborn Mosque on Brooke's Court; and of course all the connections to the neighbouring Bourne Estate. This application states that "The surrounding area is predominantly commercial office and retail properties" - this is inaccurate, disrespectful and a cynical attempt to convey that this well used and much loved neighbourhood is of little interest. Nothing could be further from the truth.</p> <p>The square is already dominated by the scale of No 2 Waterhouse Square building to the south which reduces daylight and sunlight to this quiet small open space and valued neighbourhood amenity. The development will further reduce the sun and light levels to the public square and adjacent residential properties. I would have wished for a scheme that understood, respected and enhanced the character of this mixed neighbourhood. The existing building is only 30 years old and the whole life carbon assessment should be scrutinised and a critical objective analysis of the impact on this neighbourhood and its residents demanded. What is required is the consolidation of civic amenity, (ideally with additional housing units) and enhanced amenity for the existing residents. Camden Council should expect a better development brief and a better scheme for this important neighbourhood.</p>