

12th December 2023

Planning Committee,
Camden Council.

Dear Sir/Madam,

I write regarding the planning application 2023/3419/P, to which I object.
While it now appears highly likely that the 2WS development plans will be approved, I would urge the planning committee to consider a number of key points:

Anti-social behaviour

Since I moved into Leather Lane in 2014, I have witnessed numerous incidents of anti-social behaviour. The area around Brooke's market, and the open space in front of 2WS (fronting Leather Lane and next to the Beauchamp building) have seen numerous violent incidents, two of which (block parties) were so poorly managed by the local police that residents were terrorized and blockaded in their flats. While the removal of benches etc on Brooke's Market has led to some reduction in loitering, the area is poorly lit, there is no surveillance equipment, and the number of entry/exit points is highly conducive to anti-social behaviour eg muggings, theft, drug deals. This must be taken into consideration in the planning, to avoid exacerbating the challenges.

The recent addition to the proposals, of a bar (which we understand could also be used as a nightclub or hostel) is extremely worrying, in a highly residential area. Already, the behaviour and noise of patrons of the Argyle can be challenging. Our concern is that this will create more issues, turning this area at the bottom of Leather Lane into a magnet for anti-social behaviour.

Access

We are highly concerned that access has not been properly planned by the developers. Brooke's Market is a one-way system with a single lane in a tight loop. This poses considerable challenges should larger vehicles attempt to access and load/unload as evidenced in recent weeks when this happened, blocking the road entirely. It is unacceptable, and I am sure illegal, for works vehicles to block key access points, not least for emergency vehicles. It is still unclear, how the developers propose to manage this.

Pollution – noise/air

We are understandably concerned by the levels of dust/air pollution during the proposed works. Measures must be taken to minimise air pollution, for the health and safety of residents. The noise of works is also concerning. While we understand that works will take place during the week, we strongly object to works being carried out as well on a Saturday from 8am-1pm. It was our initial understanding that works would not be allowed, however there is ambiguity around this.
As above

Loss of light

Residents on Brooke's Market, in the Beauchamp building and others directly fronting 2WS will be those suffering the greatest loss of light from the building of additional storeys, however **all** the flats in 20-22 Leather Lane will sustain losses, resulting in reduced quality of life and property value.

Sustainability

It is difficult to see how this development can be considered 'sustainable' in any way whatsoever. The building is not run-down, nor its materials crumbling; the demolition of a large proportion of the existing structure is wanton destruction in the context of the current climate crisis.

It is abundantly clear to all, that the development has been designed primarily for commercial reasons, to exploit the additional space and monetise what is currently airspace, via the additional storeys. The developers' assertions that a % of the materials will be salvaged/recycled are flimsy arguments. The development is simply not contingent with the concept of sustainability.

Finally, like other local residents, I have been shocked and dismayed by the woeful lack of consultation with us, by the developers. Information was provided late if at all, and those engaged in the project have shown a woeful lack of understanding of the challenges of living in the area, of indeed any concern for the impact of the proposals on the everyday lives of residents. The addition of the bar to the plans further demonstrates their contempt for residents' safety and wellbeing.

Yours sincerely,

Rebecca Palmer