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**From:** Ewan Campbell  
**Sent:** 18 December 2023 09:46  
**To:** Planning  
**Subject:** FW: Objection to Planning Application: 2023/4757/P

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[REDACTED]

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Web: [camden.gov.uk](https://camden.gov.uk)

5 Pancras Square  
London N1C 4AG

[REDACTED]

[REDACTED]

**Subject:** Objection to Planning Application: 2023/4757/P

[REDACTED]

Re: Objection to Planning Application: 2023/4757/P

Dear Mr Pope,

My understanding is that you are currently responsible for planning at Camden Council. Whilst supporting the continued commercial use of the Utopia Village site, I strongly object to the planning application referenced above. I trust you will use the power of your office to ensure Primrose Hill retains its charm into the future and is protected against powerful families such as the Murdochs (evidence suggests the site has a relationship with the daughter of Rupert Murdoch).

Please see my grounds for objection below:

1. Disruption to Egbert Street caused by the proposed construction process: Egbert Street is a narrow and quiet road. There is barely room for a transit van to safely manoeuvre down the road a) I am concerned about the significant issues caused by heavy machinery / large vehicles moving through the road in addition b) given our proximity to the site I am also concerned about the noise created from such extensive works. I don't think its fair and reasonable to close Egbert Street to facilitate these building works. It would have a detrimental impact on resident parking arrangements.

2. Noise caused by the plant room close to neighbouring properties: I don't understand why such industrial equipment needs to be installed at all. Plus, even if it needs to be installed why is the proposal to install such equipment near neighbouring properties. I object strongly to such equipment being installed where the existing noise level is altered inside/outside neighbouring properties. The noise analysis seems to have been conducted by a company selling noise solutions rather than an independent company. Questions arise here about impartiality. Finally, such noise from industrial equipment is also not in-keeping with the local area.

3. Lack of consultation: I was not aware of any local consultation conducted by the lead managers for this development. In addition, the Camden website has been down for some time. I therefore propose extending the consultation period to allow residents to properly analyse, take advice and comment on such significant development work.

4. Impact to values of neighbouring properties in Egbert Street: local agents state that if the proposed plans go ahead there will be significant impact to the valuation of neighbouring properties especially on Egbert Street. Why should development be allowed to have this impact to the community? There are a range of residents owning from small one bedroom flats to large townhouses who are all potentially impacted here. People have worked, often their whole lives, to be part of such a special neighbourhood.

5. Proposal is not in-keeping with local surroundings: the plans are not in-keeping with the surrounding properties. Such a modern structure would change the face of the local area. Surely given we are within a conservation area the council will respect Camden policies on heritage.

Please publish this email on your website but remove my email address.

Yours sincerely,  
Alan (local resident)