

[REDACTED]

From: Sara McKinnon [REDACTED]
Sent: 29 December 2023 12:27
To: Planning
Subject: Objection - 2023/4757/P

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

To whom it may concern,

I live at [REDACTED] I object to the Plant rooms new location in Utopia Village at the back of my garden. Confirmed in the report you have received, it will create such a constant disturbance that will prevent us from using our garden and only access to outside space for my family including three children.

Many thanks,

Sara Mckinnon

[REDACTED]

From: Charlotte Hirt [REDACTED]
Sent: 29 December 2023 14:19
To: Planning
Subject: Objection to the planning application 2023/4757/P for Utopia Village, Primrose Hill

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Dear planning committee,

As a former resident of Chalcot Road and still close neighbour, I write to strongly object to the proposed plant rooms in this application.

The way we see it the developer of Utopia Village is planning to build an enormous, black-clad, windowless cage housing industrial equipment, in the middle of the Primrose Hill Conservation Area, right against the houses on Chalcot Road. Just a few tens of metres away, they plan to put in even more industrial machinery touching the very small back gardens of the houses on Egbert Street.

The proposed design of the plant room is a dramatic change from the existing building, which has blended into the surrounding Victorian houses and Utopia Village itself. The new plant room appears completely out of keeping with anything else in the preservation area. It also requires a larger footprint and a substantial change and expansion of the roof. It would significantly alter the view from the many surrounding houses, which must be considered and protected as heritage assets.

Furthermore the background noise levels would be horrendous and completely unacceptable to all neighbouring houses and offices.

We also cannot understand why these plant rooms are on the edge of the site. Surely the plant should at least be placed in the centre of the site? The applicant says they are “centralising” plant whilst in fact they are doing the contrary. They are de-centralising it so that their neighbours have to live with the consequences, not the owners/ tenants of Utopia Village.

Overall this appears to be a somewhat dodgy project as only some locals were just about aware there might be changes to the site but there was no mention of the significant plans for the plant in the ‘consultation’ that was also very hastily and superficially conducted. In addition the planning application appears to have been ‘slipped in out of the blue’ just before Christmas suggesting the planners hoped this would increase the chance for residents to miss it and being able to object. This impression was underlined by the fact that the entire planning application wasn’t accessible online at all for a significant amount of time.

We do not believe this meets Camden’s strict development requirements and strongly urge you to refuse this application.

Regards
Charlotte Vohryzek-Samuel