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**From:** Su Rogers [REDACTED]  
**Sent:** 11 February 2024 10:08  
**To:** Planning  
**Subject:** Re: Fox Court - planning application number 2023/5130/P - comments

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**Subject:** Fwd: Fox Court - planning application number 2023/5130/P - comments

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Planning Application Number 2023/5130/P

I am writing to **object** in the strongest terms to the above Planning Application.

**Consultation:** We have not been aware of any well advertised invitations to the local residents and other neighbours to attend a consultation meeting where the proposals, shown in this application, are explained and discussed. From the reading the application it would appear that the clients and their Agents are not aware of the number of residential buildings in the immediate area and of the affect that this development will have on them.

**Site Management:** Brooke Street leads to Brooke's Market which is a cul de sac and any vehicles serving Fox Court off Brooke Street will have to circulate around Brookes Market. Brookes Market is entirely residential accommodation on three sides, including The Lodge, managed by St Mungo's and full of vulnerable residents. The fourth, south, side is no 2 Waterhouse Square, which is the subject of another planning application to Camden Council, number 2023/3419/P. We are very worried that two major demolition/construction projects, happening in the same time frame will make our lives extremely unpleasant. Brooke's Market is not wide enough to allow large construction lorries and skip vehicles to circulate around the square and there will inevitably traffic jams and delays. Contractors always promise that they can manage this kind of situation but in reality they don't and it is the residents who are left to suffer.

**Demolition:**

We question the need to demolish the external walls of the building. The external walls could be kept and the interior could be reconfigured to suit the brief. The services could be updated to meet the current requirements for green energy and sustainability.

Demolition work is one of the most immediate and damaging activities for the environment with a very high carbon footprint. It also creates noise, vibration and dust, which would be detrimental to the health of the residential community, especially people with breathing difficulties. Many residents in the Beauchamp Building and other adjacent properties work from home, and the noise will be a great disturbance. Removing the waste materials from the site during the demolition period will mean a continuous stream of heavy lorries carrying skips, circulating around Brooke's Market throughout the day. This is an intolerable imposition on a quiet and calm neighbourhood.

Looking at the existing building the brickwork is in good repair and we really do not understand how you can justify demolishing it.

John Miller and Su Rogers  
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