
From: Catherine Mayer [REDACTED]
Sent: 11 February 2024 10:45
To: Planning
Subject: Planning Application Number 2023/5130/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.

Good morning,

I am writing to object to Planning Application Number 2023/5130/P on several grounds:

- This is the second Planning Application in the immediate area to be based on false or inadequate information. Although the application names a commercial property, “the Waterhouse Square office complex”, it fails to mention or attempt to make provision for any disruption to the residential properties that would be directly impacted, such as Langdale House, the Cranley Building, the Beauchamp Building and the Lodge, run by St Mungo’s. Another set of planning applications, related to the proposed redevelopment of 2 Waterhouse Square, describes this area as predominantly commercial. It is not. This is a mixed community, a majority around the square residential, with offices only along one side and retail in neighbouring streets.
- Works on 2 Waterhouse Square have already started although final approvals have not been granted for the scheme. Already those works have caused dangerous traffic blockages. Brooke Street is the only point of vehicular access to the square sometimes referred to as Brooke’s Market Square and is bounded by a one-way system of four narrow and separately named streets, Brooke Street, Dorrington Street, Brooke’s Market and Beauchamp Street. [REDACTED]

[REDACTED] other neighbouring buildings, it is clear that granting two major developments using the same utterly inadequate access routes at overlapping times isn’t just going to cause inconvenience to residents: it might end in death. How can this be squared with the language in the application?: “There is no through traffic from Brooke Street to Leather Lane, and therefore vehicles on Brooke Street are associated with the operation of the commercial/residential units along Brooke Street and therefore construction traffic would have a minimal impact on surrounding traffic and neighbouring properties”. Answer: it cannot. This is either a bad mistake or an outright lie.

- If we take the more charitable explanation of a mistake, this is hardly surprising. There has been no consultation with local residents apart from “an introductory newsletter and a public exhibition in June 2023”. It is unclear that any residents received the newsletter or were made aware of the exhibition. Certainly neither was the case for me.

[REDACTED] works, idling engines and increased traffic. Between 28,000 and 36,000 people die from toxic air pollution every year in the UK, as the tragic case of nine-year-old Ella Kissi-Debrah has highlighted.

It is imperative that Camden assess not simply assess planning applications in isolation but in terms of their cumulative effect and the extent to which they are in line with Camden's own policies and duties of care. It is also shocking to see yet another planning application lodged without proper consultation with residents or regard for the facts of the area.

Yours faithfully,

Catherine Mayer
Flat 1, Beauchamp Building, Brooke's Market, London EC1N 7SX