
From: Catherine Mayer [REDACTED]
Sent: 12 February 2024 19:16
To: Planning
Subject: New submission for the planning committee of 15 Feb 2024 / 2 Waterhouse Square/ applications 2023/3419/P and 20233420/L

[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.

I am writing to make a submission in light of new information with respect to the planning applications for 2 Waterhouse Square, (140 Holborn), 2023/3419/P and 20233420/L.

The equalities impacts assessment undertaken by Camden after the last planning application accepts that the proposed works could impact on people with disabilities and carers. Specifically, “there could be some loss of accessibility on local streets during the course of the construction process, affecting general and emergency access to St Mungo’s and social housing in the local area, as well as more general impacts from construction including temporary issues regarding noise, dust and other construction-related pollution.”

This stark admission does not even take into account other ongoing or proposed construction projects in the immediate area, both of which (Brookes Court and Fox Court) use the same narrow access road, Brooke Street, as 2 Waterhouse Square—the ***only*** access road for St Mungo’s and all residents on the square in all forms of housing. Already lorries attending works to 2 Waterhouse Square have twice blocked Brooke Street. At its northern end, it becomes a single lane and forms a square bounded by three other roads, narrower still and one-way, Dorrington Street, Brooke’s Market, and Beauchamp Street. None of these are through roads and the only street parallel to the square, Leather Lane, is blocked throughout weekdays by market stalls.

I have lived on the square since 1998. [REDACTED]

[REDACTED] this apartment block and in neighbouring buildings. I fear blockages to that road won’t just cause inconvenience to me and other residents [REDACTED] and rely on home deliveries and other to-the-door help): it might end in death.

On top of this, as the report admits, pollutants will be released by the demolition and construction works, idling engines and increased traffic. Between 28,000 and 36,000 people die from toxic air pollution every year in the UK. Children and older people and the disabled are especially vulnerable.

I am asking that you take into account and plan for the cumulative effects of any and all developments in the vicinity. As to the specifics of the 2 Waterhouse Square proposals, it would be a dereliction of duty to wave through permissions on the basis that hours of work and traffic management can be agreed after planning is granted. No care or attention has been put into the logistical challenges of this location and no remotely feasible outline ideas have been provided by the developer much less any all-important details.

Protecting the local community in my view is likely to impose tighter working hours and a much more cautious approach to traffic management, but, as I say, failure to enshrine such details in advance as part of any planning permission could have very serious consequences indeed. There are issues of responsibility and potential major liability here and I urge that permission be contingent on thorough consultation and detailed planning for the benefit of all.

Yours faithfully,

Catherine Mayer
Beauchamp Building