

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0479/P	Charlotte Hart	04/03/2024 00:42:21	OBJ	<p>As an immediate neighbour living directly opposite this proposed new residential development, I strongly object on the basis of my quality of life and that of other local residents. My home, The Chalk House, is just one of numerous buildings in the area that will be affected in terms of light and privacy. The proposals are also anticipated to cause substantial harm to the listed Roundhouse and the Regents Canal Conservation Area, both of which are of London-wide (if not nation-wide) significance. I am very surprised the proposals have reached this stage, and can only think that not enough local people have been made aware of the scale of the proposed new development and adverse impact on their lives. The misleading description of "two new buildings of between 6-12 storeys, one with three cylindrical volumes" is in fact four towers, greatly overshadowing the neighbourhood.</p> <p>This proposed new development will make my own home darker and unhealthier to live in with worrying impacts for my wellbeing. I live with several chronic health conditions and value the comfort and light of my home and quality of life it gives me. It is disappointing and shocking to me that my wellbeing and quality of life is now in jeopardy through these development plans which are outside my control.</p> <p>My home, facing Chalk Farm Road, will see a significant reduction to daylight and sunlight. Building a very tall wall of buildings right in front of The Chalk House will unsurprisingly result in our building being overshadowed - I will no longer be able to see the sky and daylight above the current office building opposite. Data in the developers' own daylight/sunlight report (page 16 with the full schedule on page 2 of Appendix C) demonstrates that numerous flats will become so dark that the light levels will drop below recommended legal limits. The health and quality of life implications are self-explanatory. The schedule on page 2 of Appendix C shows that daylight and sunlight levels for my flat will not meet BRE criteria, meaning that this development will bring light levels to below recommended legal limits in my home. The data says the same for my neighbours. How can this be allowed under legislation?</p> <p>It is worth noting that the report is already using a reduced metric for daylight. The default VSC target is normally 27%, but the report argues that a reduced target of mid-teens should be applied because of the inner-city location. So, we are led to believe that buildings such as The Chalk House should be prepared to deal with more significant reductions to light due to the fact that we are in an urban area. This is my home and I do not accept this argument. Even using this lowered threshold as a limit for how dark a room should be, the proposal would still make a significant number of flats in The Chalk House even darker than that already low starting point.</p> <p>Furthermore, the information in the report is factually incorrect for my flat - the two windows for my living room are mistakenly labelled as bedroom, and the one window for my bedroom is mistakenly labelled as my living room. This is not a small detail - if the developers are suggesting the impact of reduced light in what they think is my bedroom is less significant, it is in fact my living room where I spend the majority of my time.</p> <p>In addition to loss of daylight and sunlight, I will also experience a loss of privacy in my home. My front-facing flat will be overlooked by tall towers of student housing looking directly into my windows, which will feel very uncomfortable 24/7.</p> <p>For all of the reasons stated above, I believe this proposed development, if green lit, will have a strong negative impact on the financial value of my home, and those of my neighbours.</p>

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				Thank you for reading the reasons for my strong objection to the proposed new development. I hope you will take my concerns seriously and contact me for further discussion. I would welcome that opportunity.
2024/0479/P	Xavier de Certaines	02/03/2024 15:39:04	OBJ	<p>I object to the development in its current form for the following reason:</p> <ul style="list-style-type: none"> <li>- significant light reduction for the inhabitants of the chalk house, the daylight report doesn't account for any of the skylights that are actually servicing some of the top floor flat</li> <li>- potential tube noises disturbances. As explained by TFL (complaint Ref: 19300507) the construction of the current Morrison's foundations had a very negative impact for local residents by increasing the noise levels of the rumbling from the near northern line. No assessment was made from the developer to ensure that the new construction would not have the same effect</li> <li>- damage to the Roundhouse as a landmark. The Roundhouse which is a listed building with a unique architecture with respect to the neighbourhood would appear integrated/ part of the development given the shape of the planned building and therefore lose its landmark aspect</li> </ul>
2024/0479/P	Simon + Victoria AITKEN	04/03/2024 08:38:35	OBJ	<p>We strongly object to this planning application. Our flat is on the second floor of The Chalk House facing the development.</p> <p>A major concern is the projected loss of daylight and sunlight hours to the flat and the block. From the Daylight and Sunlight Report submitted by the developers it is projected for window W10 (Living room) there will be a 34% reduction in daylight and a 41% loss of sunlight hours. Both fail to meet BRE Criteria. (Appendix C p65, Windows W10).</p> <p>Further, there would be a 12% loss of Sky Line View in the flat. (Appendix C p69, Windows W10). This reduction is below the recommended levels. The health and quality of life impact of this level of loss are hugely worrying especially when considering depression and falls ( Brown + Jacobs, 2011)</p> <p>The proposed site was previously an office block where people worked office hours 5 days per week. The new proposal will house students for 24hrs/7days who can look directly into the flat. This will greatly reduce and massively intrude on our privacy.</p> <p>In addition, the proposed project offers the local community very little in the form of affordable homes and amenities. Further, the arrival of 250+ people in this already busy area has the potential to increase noise levels over a 24 hour period and to place strain on a creaking infrastructure such as rubbish collection.</p> <p>Mary Jean Brown , David E. Jacobs Residential Light and Risk for Depression and Falls: Results from the LARES Study of Eight European Cities. Public Health Rep. 2011; 126(Suppl 1): 131–140.</p>

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2024/0479/P	Anna Magee	02/03/2024 17:35:46	OBJ	<p>I firmly object to the proposal for the redevelopment of 100 Chalk Farm Road, Application number: 2024/0479/P, as it will severely reduce the daylight/sunlight in our flat and reduce the privacy and views for residents in our block. This development has already increased the disruptive noise/vibrations from the tube into our home. I am concerned that further development has potential to increase the noise and vibrations from the London Underground. The proposed development will be an eyesore next to the Roundhouse, and increasing student accommodation in an area where there is an affordable housing crisis is unconscionable.</p> <p>The proposal is essentially for 4 towers (the development description misleadingly identifies it as 2 buildings, one consisting of 3 cylindrical volumes) which will overshadow our building making it darker and healthier to live in.</p> <p>The towers will house 250+ student homes (plus a pitifully low provision of affordable housing) and will range in height from 6-12 storeys. This will not bring permanent long-standing residents into the area. House prices in the neighbourhood are already largely unaffordable to the local residents, and Camden remains one of least affordable boroughs in relation to the average salary of those living in the borough. The creation of student accommodation will not bring any value to the local community in the context of our current affordable housing crisis.</p> <p>The construction of four giant towers directly next to the Roundhouse will be an eyesore to the character of the area and completely overshadow the Roundhouse as a cultural centre of the community.</p> <p>My objections to the development are set out below:</p> <p>LIGHT</p> <p>Crucially, the Chalk Farm Road facing flats will suffer from reductions to daylight and sunlight. The Chalk House is three stories tall.</p> <p>Building a very tall wall of buildings right in front of us will unsurprisingly result in our building being overshadowed, and our flats becoming DARKER and UNHEALTHIER to live in.</p> <p>The developers have submitted a daylight/sunlight report which definitively demonstrates which flats will suffer from reductions:  <a href="https://camdocs.camden.gov.uk/HPRMWebDrawer/Record/10394133/file/document?inline">https://camdocs.camden.gov.uk/HPRMWebDrawer/Record/10394133/file/document?inline</a></p> <p>The analysis of The Chalk House is on page 16 with the full schedule on page 2 of Appendix C. Almost all of the analysed rooms will suffer from some sort of reduction to daylight and/or sunlight. What is particularly worrying is that numerous Chalk Farm Road facing flats on Floors 02 and 03 become so dark that the light levels will drop below recommended limits. The health and quality of life implications are self-explanatory.</p> <p>Separately, the report is already using a reduced metric for daylight. The default VSC target is normally 27%, but the report argues that a reduced target of mid-teens should be applied because of the inner-city location. In lay-mans terms, the report argues that buildings such as The Chalk House should be prepared to deal with more significant reductions to light due to the fact that we are in an urban area. However, even using this lowered threshold as a limit to how dark a room should be, the proposal would still make a significant number</p>

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of rooms in The Chalk House even DARKER than that ALREADY LOW starting point.

Additionally, the light report does not take account of any of the skylights on the top floor of our block of flats. For our flat, 3 out of 4 windows are skylights and therefore the main source of daylight. I would strongly object to any proposal which does not even consider the effect of constructing very tall towers blocking light to my only windows.

## 2. TUBE NOISE/VIBRATIONS

Previously, my partner (in copy, who lives at the same address as me) contacted TFL about the vibrations and noise from the Northern line which cause disturbance in our flat. TFL's response illustrates that the construction of the temporary Morrisons (which already forms part of this redevelopment plan) was directly responsible for increasing the noise and vibrations in our flat and building.

TFL's response explains that, 'such developments can cause a significant increase in noise and vibrations from the Tube, as these are reflected from the pilings and foundations of the new structure'.. 'as the foundations of the supermarket aren't our property... we regretfully have no control over the way the concrete foundations of the supermarket reflect the noise and vibrations from the Northern Line.'

The construction of a temporary single-story supermarket a few blocks away had a direct impact on our flat, increasing the noise and vibrations significantly to the point where multiple local residents complained, 'we didn't receive any complaints from the area until the supermarket was built'. This development has already negatively impacted local residents including us, hence our contacting TFL.

The proposed 4x 6-12 storey flats are not only much larger in imprint than a single storey temporary supermarket, but the construction is taking place directly opposite our flat. As the developers already have shown disregard for ensuring that the concrete foundations of the Morrisons would not impact the local residents re Tube noise, I have no faith that this development will not increase the noise/vibrations from the northern line for us and other residents/businesses.

## 3. PRIVACY

The Chalk Farm Road facing flats will be overlooked by towers of student housing. There will be three towers of student housing, looking directly into our windows at all times. Previously, this was limited to commercial office space, and the offices are only 2-3 stories. This is a real infringement of personal privacy for inhabitants of our block.

## 4. VIEWS

The towers are likely to block out views of the sky from the Chalk Farm Road facing flats. At the moment we enjoy some blue sky visible over the office building. This proposal would see that replaced with buildings.

I look forward to receiving a response at your earliest convenience and would strongly object to this planning proposal

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2024/0479/P	sara	03/03/2024 11:44:02	OBJ	The development will cause severe lights issues for our flat and has no right of light. Also the area is already overcrowded and we have severe difficulties with parking space already
2024/0479/P	Rob epstein	03/03/2024 11:59:22	OBJ	The buildings are not compatible with camdens tall buildings plan. They are not inkeeping with the height of other buildings in the neighborhood. The development will dramatically reduce the amount of light in my apartment.
2024/0479/P	Roger Duncliffe	03/03/2024 16:24:50	OBJ	<p><b>PRIVACY</b> The Chalk Farm Road facing flats will be overlooked by 3 towers of student housing.</p> <p><b>VIEWS</b> The towers will block out views of the sky from the Chalk Farm Road facing flats. At the moment we enjoy some visible over the office building. This proposal will mean blue sky visibility being replaced with buildings.</p> <p><b>LIGHT</b> And most crucially the Chalk Farm Road facing flats will suffer from reductions to daylight and sunlight. Building a very tall wall of buildings right in front of us will unsurprisingly result in our building being overshadowed, and our flats becoming DARKER and UNHEALTHIER to live in.</p>
2024/0479/P	Giulia Barra	03/03/2024 19:55:04	OBJ	I object to this project. The towers, especially the taller one will block the sunlight and dramatically reduce the amount of natural light in the flat I live in. Especially in winter time this will not be manageable and extremely unhealthy. We currently get most of our light and skyview from the open space between the Roundhouse and 100 Chalk Farm. That space will not exist anymore due to the multiple towers that the project wishes to build.
2024/0479/P	Emanuele Panni	03/03/2024 19:47:56	OBJ	I object to this project as the flat I live in will get light levels below recommended limits