

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0479/P	Jeremy Landau	05/03/2024 15:29:14	OBJ	UK Real Estate Limited own 67-70 Chalk Farm Road, which is directly opposite. I was not aware of this planning application and have just been informed by a friend. There is no doubt that the proposed development will definitely result in "actionable" injuries to our right to Light. Therefore, UK Real Estate Limited objects to the proposed development.
2024/0479/P	Stelios	05/03/2024 19:10:26	OBJ	<p>This planning application should not be approved for the following reasons:</p> <ol style="list-style-type: none"> 1 It is an overdevelopment and the wrong land use. The density of the development is not recommended. Within the next 15 to 20 years, it will become a slum in need of intervention to reduce densities, (See home Office reports). 2 The additional pressure on local services, doctors, dentists, as well as public transport, already stretched to its limit, would make the situation intolerable to existing and future residents. 3 The proposed housing mix is wrong. The Chalk Farm area is becoming a student and short-stay ghetto. There is student accommodation across the road from the proposed development and two further large student resident buildings within a 10-minute walk from the proposed development. (@ 6 Ferdinand St, and UCL Hawkridge House) 4 The description of the proposed development is misleading. The proposal is for three cylindrical blocks interconnected at the front of the site and an additional slab block at the rear. 5 There is demand for large houses of three and four bedrooms in the area. Families are not catered for, and migration of families due to lack of family accommodation will/has resulted in a decrease in the school's population. 6 The proposal to demolish the listed 'Great Wall' that extends from the Roundhouse to Camden Lock should not be allowed. The architects for the development may be award-winning, but they're not familiar with the area. They do not appreciate the importance of the wall for the local area. 7 Several recent developments of one and two-bedroom apartments already built in this area are standing empty. Planning applications are in the offing for several sites, neighbouring the proposed development. The planning framework has become out of date and should be replaced by a development plan for the area. 8 There is inadequate private amenity space associated with the apartments proposed, and no external storage space is provided either. Single aspect, apartments, facing north are unacceptable accommodations for the 21st century. 9 There is an extensive lack of privacy with the proposed development. See for example studio 02 049 just over 2 m apart from DDA SV 02 025 , 2nd floor drawing. 10 The existing building can easily be converted into apartments so that the development would comply with the current development policy of reusing existing buildings, rather than demolishing and building new ones. Option two (@design evolution) is much preferable to the proposals in the planning application. Housing does not require a false ceiling. The existing 2750mm high ceiling is generous. Each floor of building 1 can accommodate 4-5 small flats, additional accommodation can be had by redevelopment of building 2 and a new slab block at the rear per the planning application. This solution will maintain the scale of Chalk Farm Road. <p>Please reconsider this application in the light of the above comments and all other objections received.</p>