

From: A Magee [REDACTED]
Sent: 02 March 2024 17:34
To: Planning
Cc: [REDACTED]
Subject: Objection to proposed new development 100 and 100a Chalk Farm Road London NW1 8EH opposite The Chalk House, 2024/0479/P
Attachments: TFL Noise complaint response.pdf

[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.

Dear Camden Planning,

We are residents of Flat 22, The Chalk House, 74 Chalk Farm Road, NW1 8AP.

Please note I have copied my local MP, Keir Starmer, into this email.

BACKGROUND/PROPOSED PLANNING PROPOSAL

my email relates to the proposed planning application of the office building across the road from our flat, The Chalk House next to the Round House. A planning application was submitted to Camden this Monday (26/2/2024) and the proposals will have a significant effect on the area, The Chalk House and the quality of life of us, the local residents. The application itself can be found here:

<https://planningrecords.camden.gov.uk/NECSWS/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=629401&XSLT=/NECSWS/PlanningExplorer/SiteFiles/Skins/camden/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLESIDE=/NECSWS/PlanningExplorer/SiteFiles/Skins/camden/Menus/PL.xml&DAURI=PLANNING>

Application Address: 100 Chalk Farm Road, London, NW1 8EH, 100A Chalk Farm Road, London, NW1 8EH

Application reference Number: 2024/0479/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.

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.

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.

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.

My objections to the development are set out below:

1. LIGHT

Crucially, the Chalk Farm Road facing flats will suffer from reductions to daylight and sunlight. The Chalk House is three stories tall.

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.

The developers have submitted a daylight/sunlight report which definitively demonstrates which flats will suffer from reductions:

<https://camdocs.camden.gov.uk/HPRMWebDrawer/Record/10394133/file/document?inline>

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.

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 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 (attached) 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.

Kind regards,

Anna and Xavier

From: Xavier de certaines [REDACTED]
Subject: Fwd: Northern line CRM001:0975000009921
Date: 2 Mar 2024 at 12:03:13
To: Anna Magee [REDACTED]

----- Forwarded message -----

From: **Customerservice** <Customerservice@tfl.gov.uk>
Date: Thu, 15 Feb 2024, 15:55
Subject: Northern line CRM001:0975000009921
To: Xavier De Certaines [REDACTED]



Ref: 19300507

15 February 2024

Dear Mr De Certaines

I apologise for the delay in getting back to you regarding the noise and vibrations from the Northern line, and I'm sorry if you continue to be impacted by the disturbance.

Our team has investigated the matter. The noise and vibrations are being transmitted from the Northern due to the local geology and ground conditions as a result of the recent construction of the new supermarket (Morrisons). 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, and we regretfully don't have any means of changing how this reflecting occurs, as the foundations of the supermarket aren't our property. We didn't receive any complaints from the area until the supermarket was built.

I acknowledge that this will be very disappointing, and I'm sorry that I'm not responding with more favourable news. I trust you'll understand that we sadly have no control over the change in the local geology as a result of the construction, and that we regretfully have no control over the way the concrete foundations of the supermarket reflect the noise and vibrations from the Northern line.

I'm very sorry that we haven't been able to provide the outcome you're seeking. However, I have your details on record, so if, in the future, I do learn of any ways in which the situation can be improved upon, I'll happily let you know.

I'd like to apologise once again for any distress that the disturbance may still be causing, and I'm sorry that it's taken a short while to provide this update.

Kind regards

[REDACTED]

Derek Wilson
Customer Service Adviser
Transport for London Customer Services

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