

I wish to object to the above application for the following reasons:

- 1) The application will cause harm to both the listed Roundhouse and the Regents Canal Conservation area. The application identifies various types of heritage harm, including harm to significance and harm to character and appearance. I'm sure you appreciate everything that this type of heritage harm implies and the dangerous precedent it would set for the area. The application fails to preserve and enhance the two adjoining conservation areas, the Regents Canal Conservation Area and the Primrose Hill Conservation Area Advisory Committee
- 2) Significant numbers of existing residents on Chalk Farm Road will have their light levels reduced to levels that are below recommended minimums. The buildings they live in are the affected properties and it has been quite distressing for the residents to find that their homes now risk becoming dark, overshadowed and less healthy to live in.
- 3) Extreme and abrupt change of scale, height and urban grain to the rest of Chalk Farm Road. It completely ignores the vernacular architecture of the existing streetscape and will cause harm and damage to this major through road and historic street.
- 4) Another upsetting part of the design is that the proposed homes intended for students with disabilities are positioned at the intersection of the three cylindrical towers - this has resulted in students with disabilities being relegated to the flats with the least amount of daylight, looking into each others windows with only a few meters between them. It is shocking and surely somewhat discriminatory to position the accessible homes where they would receive the least amount of light and privacy.
5. The stated aim of providing student housing here is unrealistic as student numbers have fallen and continue to do so in London, most student institutes already have their own halls of residence and this must be the most transparent untruth associated with this application. If permission is granted, it is fairly likely that at some point during the construction or the selling/letting process it will be said that there is no demonstrable student need so the units will all become private housing.
6. While the site does not sit within the Primrose Hill Conservation area, the proposed towers will very much be visible from it and will dominate views down Fitzroy Road to the east, causing even more upset and disturbance than the already consented Goods Yard buildings. They will also be clearly visible from the park of Primrose Hill, further blocking protected views from Primrose Hill towards central London.
7. The height and massing of these proposed buildings is an unwanted intrusion from every direction. They will form a sort of canyon of tall buildings along the Chalk Farm Road west side, a phenomenon to be resisted. This part of Camden Town and Chalk Farm is laid out in roads with two storey Edwardian and Victorian housing and these new blocks will dominate the streetscape. The architects/developers of this application are taking a blunt instrument, or 3 blunt instruments, to ruin a streetscape of, at the most 3 - 4 storeys. Their plans demonstrate ignorance of the locality or a deliberate attempt to override the pre-existing design and lifestyle. Such high buildings should not be given permission unless their height is greatly reduced, to be no higher than the surrounding buildings.

For the above reasons I urge you to reject this application.

Pam White