

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5391/P	Inkerman Area Residents Association	27/03/2024 18:22:27	COMNOT	<p>Objection from Inkerman Area Residents Association</p> <p>We are the Residents Association that represents the residents of Holmes Road, and the area to the South and West.</p> <p>Over the last several years we have had a steady stream of complaints about the Stay Club. Large groups of excited and noisy people stay for short periods of time (see below) and cause nuisance by hanging around outside the building late at night, making a lot of noise, smoking (which drifts up to neighbouring flat windows) and generally disturbing the neighbourhood. Several attempts have been made to raise these issues with the Stay Club's management, but with no result.</p> <p>Planning permission for this site was originally granted in line with the Camden Local Plan and the London Plan. Both of these referred specifically to the need to maximise the supply of student housing. The Camden Local Plan states this is "in order to support the growth of higher education institutions in Camden and Camden's international academic reputation"</p> <p>The London Plan sets out at paragraphs 4.15.1 and 4.15.2 that "London's higher education providers make a significant contribution to its economy and labour market. It is important that their attractiveness and potential growth are not compromised by inadequate provision for new student accommodation."</p> <p>Both plans emphasis that the need for student housing is for those in higher education. Our experience is that the Stay Club has been unable to fill the Holmes Road premises to meet this need. Unlike its near neighbour, Mary Brancker House, there seems to be no specific contract with a higher education establishment. Instead, the student rooms are frequently let to short term visiting groups, eg of young language students. These arrive in groups of 50 – 120 and move around the area as a group, including at night. This has caused a great deal of noise nuisance for local residents.</p> <p>In addition, rooms in the building are advertised for rent at standard market rates for studios. These advertisements rarely specify that the accommodation is for students of any kind and we know that the rooms are sometimes let to non-students at a commercial rent.</p> <p>The applicant has failed to demonstrate that they are doing anything to support the local economy and Camden as a centre for higher education and, in short, it is clear that there is no justification for an expansion of rooms for student use. In addition, they are clearly already in breach of their current planning permission by using the premises for commercial rental in addition to student letting.</p> <p>In view of the nuisance caused by the existing users of the building, and the applicant's failure to address the problems of antisocial behaviour, we are strongly opposed to any expansion in the number of rooms.</p> <p>In addition, the increase in height of an already tall and bulky building is unacceptable. Our members in Holmes Road and Azania Mews are likely to be adversely affected by any increase in height.</p>

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2023/5391/P	Judith Leeb	31/03/2024 16:57:01	OBJNOT	I object to this application on the grounds that this development has already done a lot of damage to our street and the wider community. I am very disappointed by the continuous piecemeal attempts to enlarge this disproportionate establishment while no effort has gone into sorting out the ongoing problems the management of this building has caused. Please keep me informed about the outcome of this application.
2023/5391/P	S mcneill	26/03/2024 19:56:30	COMMNT	I wish to object to the application of an additional floor at the Stay Club Holmes Road. This building is already too large for the area. With residents living all round many of which have complained about noise late into the night. The management haven't been particularly helpful over the years. In fact one manager said there was nothing he could do about it when I complained about the noise. On another occasion someone had thrown half full takeaway cartons out of the window at the back. It was left there for a week before being removed. This was after several complaints This building should not be enlarged.
2023/5391/P	Judith Leeb	31/03/2024 16:52:30	COMMNT	2023/5391/P I object to this application on the grounds that this development has already done a lot of damage to our street and the wider community. I am very disappointed by the continuous piecemeal attempts to enlarge this disproportionate establishment while no effort has gone into sorting out the ongoing problems the management of this building has caused. Please keep me informed about the outcome of this application.
2023/5391/P	Alexandra Khouri	26/03/2024 10:15:15	OBJ	My objection is still not showing and it was submitted on the 14th of March 2024. This proposal has already been declined multiple times and it's frustrating that the developer is trying to sneak it through. They are already expanding the accommodation by adjusting the layout on the ground floor and removing a garage, large bin/waste area. Please do not approve this application. I am a resident of 55-57 Holmes Road and this would directly negatively impact me and my neighbours. Firstly, our privacy will suffer as more tenants/students would be looking into our building, flats. Secondly the plans would block sunlight into our flat as well as our neighbours. It would also add more noises coming from the AC units located on the roofs. Finally, there is a legitimate concern regarding the impact of this project on property values in the area. The introduction of more student accommodations may decrease the desirability of our buildings, thereby lowering property values and affecting our investment in our homes. Please do not approve this.
2023/5391/P	Ian Perrin	02/04/2024 20:01:38	OBJ	I object to this extension. The construction of this building has already taken the sun away from my flat and balcony. Indeed I am facing Holmes Road but my balcony which is sideways from the street use to have sun exposure all day. After the construction of the StayClub, this exposure is now reduce to couple of hours in the afternoon. Erecting this extension will only make things worse and basically cutting me completely from any sunlight access.

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2023/5391/P	Helen Cockcroft	27/03/2024 17:58:50	OBJ	<p>I highly object to this planning application as a neighbour for several reasons:</p> <p>Noise and traffic created by work. Already and incredibly disruptive building to the local community due to anti social behaviour and loud noise year round. Building another floor will severely impact natural light to the building I live in. Adding an additional floor will also make the building one of the tallest in the area and would be unsightly and disruptive.</p> <p>Building another floor is a blatant cash grab to make more money on already overpriced “student” accommodation. (Students in quotations as they are catering also to large travel groups in an Airbnb style arrangement who are incredibly disruptive to all neighbours in the vicinity.)</p>
