

## Mohammed Ahmed

**From:** Kristina Smith  
**Sent:** 23 April 2024 23:33  
**To:** Planning  
**Subject:** FW: 100 Chalk Farm Road - 2024/0479/P.

Please can this be uploaded as an objection.

Thanks,  
Kristina

**From:** p.whitley  
**Sent:** Saturday, April 20, 2024 6:33 PM  
**To:** Kristina Smith  
**Subject:** 100 Chalk Farm Road - 2024/0479/P.

**[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.

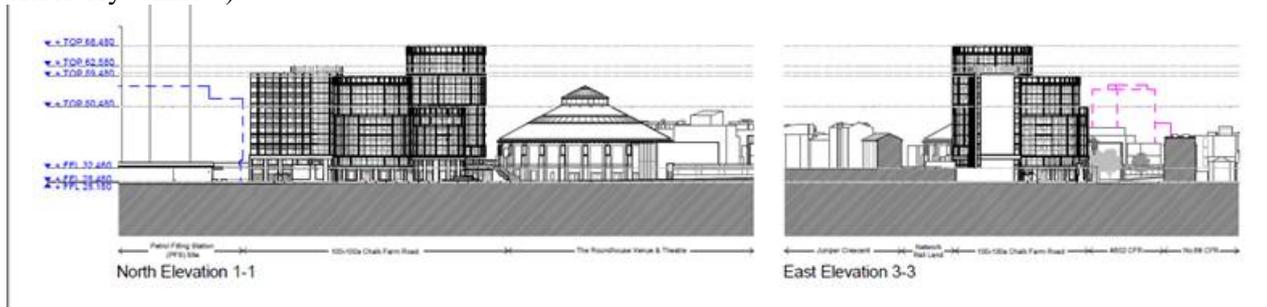
Dear Kristina,

I would like to register my objections to the application at this property for the reasons below. In summary, my objection is that the public benefits of this development would not outweigh:

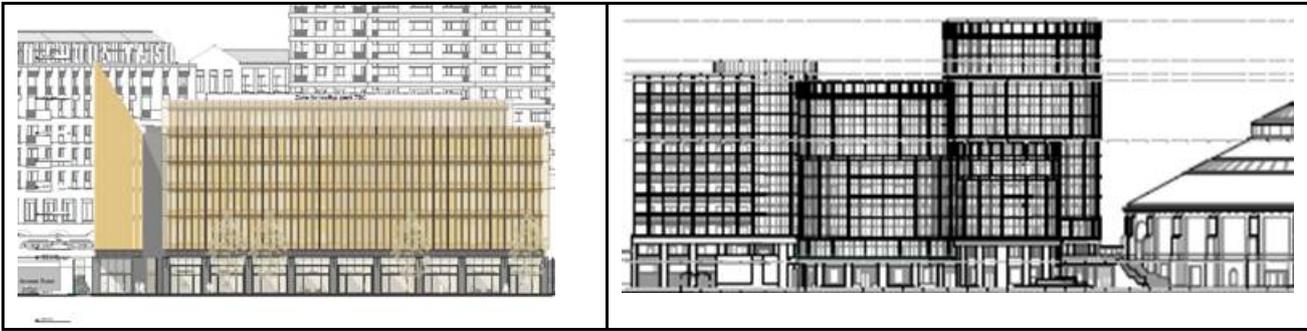
- (i.) the substantial harm to the setting of listed building and to the character of conservation area,
- (ii.) the lack of C3 residential use being Camden's priority land use that is particularly required in this town centre location,
- (iii.) the insufficient affordable housing provided in relation to the amount of PBSA accommodation,
- (iv.) and the net loss of 28,000 sq ft of employment space, required in this town centre location to be retained, resulting in the loss of 435 jobs.

### **Harm to setting of listed building and character of conservation area.**

Substantial harm to setting of listed building and to character and appearance to Regents Canal conservation area. The collection of new buildings reach 11 stories high adjacent to the Grade 11\* listed building. The nearest new tower is immediately adjacent to the Roundhouse and is almost twice the height of the Roundhouse (taken to its high level clerestory window).



The collection of new buildings will be overbearing on the street scene. It will be nearly twice the height of the tallest building nearby on the street, being the recently approved development of the Morrisons petrol station.



The visualisations given are selective and misleading. They only show the new buildings in the background from viewpoints up Haverstock Road which are higher than that had the street been level with that at the development. Furthermore, the angle of view makes the buildings in the foreground, - which are only 6 stories high (about 18 m) – look as tall as the development which is 40m tall. Such a raised viewpoint would also make the development look smaller in its context than it actually is. To be truthful about its impact on the Roundhouse and street scene, the applicant needs to provide visualisations much closer to the development in the opposite direction looking to the NE.



**Lack of C3 residential use.**

C3 residential use is in Camden planning policy its no 1 priority use, not student accommodation. Policy H2 requires 50% of In the Central London Area or a town centre requires 50% of new floorspace over 200sqm to be C3 residential. This development has none, as student accommodation is sui generis, not C3.

Local planning authorities generally assume that 2.5 PBSA bedspaces is the equivalent provision of 1 ordinary C3 dwelling. On this basis, the 265 beds of PBSA is equivalent space of around 106 C3 dwellings. There is also 24 affordable dwellings, so that – had the scheme been entirely of C3 residential use, then it would have had 130 dwellings.

Camden policy has a target of 50% of all dwellings to be affordable, with a minimum of 35% to qualify for a fast-track viability assessment. 35% of 130 dwellings is 45 dwellings, whereas this development only provides 24. The application form alleges that the fast-track threshold has been achieved which is incorrect.

**Loss of Employment.**

Camden policy E2 protects the loss of employment uses in the town centre save for exceptional circumstances. The existing building comprises 3,433 sqm of B1 office, with 824 sqm being provided. Exceptional circumstances have not been adequately demonstrated, for instance no evidence of marketing for 2 years with signboard at current officer market values.

I look forward to hearing from you in relation to any rebuttal that is made to any of these points, so that I may explain the case for objection more deeply.

Kind Regards

Paul Whitley

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