

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1438/P	Eton CAAC	03/05/2024 16:33:14	COMMNT	Eton Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee: 03.05.2024

Re: Juniper Crescent: 2024/1438/P

Request for scoping opinion under Paragraph 4, Regulation 15 of the Town and Country Planning Environmental Impact Assessment (EIA) Regulations 2017, for proposed development involving delivering a significant number of homes to help meet the current housing shortfall in LBC as well as new commercial uses that will create local jobs.

We have been advised by the neighbouring Primrose Hill Conservation Area of the above application and wish to make the following observations with reference to Sections 5.6 and 5.7 of the submitted EIA Scoping Report:

1. Eton Conservation Area together with the Parkhill Conservation area lie to the northwest of the proposed development area and will be impacted by the redevelopment of Juniper Crescent. This is already the case with current development of the Morrison's site – particularly the impact on views out of the Eton Conservation Area. We request that the scoping report has regard to the impact of the Juniper Crescent development on the Eton and Parkhill Conservation Areas in respect of long-established views from Haverstock Hill and Eton Road/Eton Villas to the City of London and St Paul's. Cathedral. To illustrate the need for this we include below a photograph taken from the junction of Steele's Road and Eton Villas. This demonstrates just how intrusive the current re-development of the Morrison's site has been on the outlook from the Eton Conservation Area.

2. Currently the Camden Goods Yard area comprises relatively low intensity uses historically associated with the railway. The key exception is the Roundhouse a visitor attraction noted for its music and other entertainment events, which gives rise to late night noise and disturbance and anti-social behaviour affecting nearby established residential areas in the surrounding conservation areas. An increase in the intensity of both commercial and residential activity in the area will put at risk the quiet residential character of these areas through noise, disturbance, and incursion of anti-social activity.

3. In the assessment of the cumulative impact of nearby sites for future development Para 3.6.5, we request that Table 3.2 include the following sites: 5-17 Haverstock Hill and 155-157 Regents Park Road.

We are concerned and disappointed yet again, that the Council and developers ignore the impact of proposed development in the Camden Goods Yard Area on the conservation areas to the northwest and the effect on the character of these areas and views out of the conservation area and wish to be consulted on such matters.

Yours sincerely,

Eton CAAC