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**From:** Rebecca Cotterill  
**Sent:** 14 May 2024 13:25  
**To:** Planning  
**Subject:** RE: Comments on 2024/1364/P have been received by the council.

Hi

I cannot see my comments on the application page documents. Has this been submitted ?

Thanks

Rebecca

-----Original Message-----

From: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
Sent: Monday, May 13, 2024 5:33 PM  
To: Rebecca Cotterill  
Subject: Comments on 2024/1364/P have been received by the council.

NCP submission

My flat adjoins the NCP car park. I have several concerns and object to the proposed scheme for the following reasons:

Design

The proposed building is very big and particularly high for the area. I am concerned it will dwarf surrounding buildings which are relatively low and will make Saffron Hill/St Cross St and Saffron Street feel hemmed in and dark. These are dense, attractive and historical streets that maintain a certain medieval topography and this big tall design would stand out and diminish this. I am also concerned the balconies will bring noise to our quiet and peaceful block. Why can't the plant room be in the basement? I worry about noise and this adding increased height and bulkiness.

Saffron Street

I am not a car owner but I disagree with Saffron Street being closed to cars and open only to cyclists and pedestrians. It provides an extremely useful cut through for traffic to get to Farringdon Road quickly without having to queue at two sets of traffic lights at the Saffron Hill/Clerkenwell Road junction and then again at Clerkenwell Road/Farringdon Road junction. It creates too much congestion at these (slow) lights and these cut-throughs are important for their convenience. Saffron Street is still a quiet street and there is plenty of room for cyclists, pedestrians and cars.

Party wall / Potential loss of amenity through noise/ Disruption and environmental and health impacts My flat has a party wall with the NCP car park and I would like to know how the proposed building will be attached and what is the risk of damage during the work. How will the developer avoid this and how will any damage be remedied? Ours is a quiet block with good sound

insulation and it is very important that this continues. I would like to be assured that there won't be any noise from the other side of the wall once complete. I am also concerned about noise that the office balconies would bring and I think that will be hard to police.

I am extremely concerned about the environmental and health impact of the demolition and building works on such a large site and proposal. Particularly noise and vibration and the impact of dust from demolition for those of us living right within the block. How will all this be mitigated? Can the NCP building not be repurposed rather than demolished and rebuilt?

A final point: lack of consultation

The company, Kanda Consultancy, did little to engage with our block. I saw the flyer posted into our block and rang the number given to discuss the proposal but my call wasn't returned. When they held a meeting with Allan House at our request, their presentation included only one view of how the building would sit next to ours and that was at street level from St Cross Street. It was very odd. They promised to send us the relevant imagery, but they didn't. In fact we never heard from them again.

Comment Type is Objection

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