

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1167/P	Sanjay Singh	08/06/2024 14:00:09	COMMNT	<p>I am writing to object to the planning application, proposing the conversion of the property at 13 Ebsfleet Road from a Class C3 dwelling to a 10-bedroom House in Multiple Occupation (HMO). My objections are based on the following grounds, which align with Camden Council's planning policies and guidelines:</p> <ol style="list-style-type: none"> <li> <b>1. Impact on Local Character</b>  Camden's Local Plan Policy H2 (Housing Quality) emphasizes the need for developments to respect the character of the surrounding area. A 10-bed HMO significantly alters the residential character of Ebsfleet Road, which is predominantly comprised of family homes. The high turnover of occupants typical of HMOs can lead to frequent disruptions, including noise and anti-social behaviour, negatively impacting the quiet enjoyment of surrounding homes. </li> <li> <b>2. Safety and Security Concerns</b>  Policy C5 (Safety and Security) addresses the need for developments to contribute to a safe and secure environment. The lack of effective management and supervision of a large HMO will lead to safety and security issues for both the occupants and neighboring residents. This is very likely to happen given the high turnover of occupants typical of HMOs. </li> <li> <b>3. Environmental Impact</b>  Policy CC1 (Climate Change Mitigation) and Policy CC2 (Adapting to Climate Change) highlight the importance of sustainable development. The significant increase in occupancy will likely lead to higher energy consumption and waste production, which may not be managed effectively, thus negatively impacting the local environment. We are already facing problems of waste management due to other HMOs at 80 and 82 Cricklewood Broadway on the other end Ebsfleet road. </li> <li> <b>4. Impact on Local Infrastructure and Services</b>  The cumulative impact on local infrastructure, including water supply, sewage systems, and public services, is a significant concern. The Local Plan stresses the need to consider the capacity of existing infrastructure to support new developments. A 10-bed HMO will place undue strain on these services, leading to potential issues for current residents. </li> <li> <b>5. Traffic and Parking Issues</b>  Policy T1 (Prioritising Walking, Cycling, and Public Transport) highlights the importance of minimizing traffic congestion and parking demand. The introduction of a 10-bed HMO will likely lead to an increase in the number of vehicles on the street (by direct use by residents of HMO and visiting guests), exacerbating existing parking shortages and traffic congestion. </li> </ol> <p>Given these points, I strongly urge Camden Council to reject this planning application. The proposed development does not align with Camden's planning policies and would have a detrimental impact on the local community and environment.</p>

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2024/1167/P	Pranay Hariharan	10/06/2024 01:00:09	OBJ	<p>I object to converting this property into the HMO for a few reasons:</p> <ol style="list-style-type: none"> <li>1. Given the number of the HMO's in and around the street, adding yet another one, would also mean a loss of a family home or flats for families.</li> <li>2. There are already numerous HMOs in the vicinity. The street around the HMOs are generally kept dirty and trash strewn all over. It is vitually impossible to hold anyone to account in an HMO when it comes to keeping the street around the property clean.</li> <li>3. Given the transient nature of HMO residents, it is of concern that it could lead to a constant churn of people and thereby reducing the cohesive community on the street.</li> <li>4. There is an issue with breakins, ASB and drug dealing across the community and the street. Given the transint nature of an HMO, it could attract a resident and associated crowd that isnt inline with an intergrated and safe community living with numerous children.</li> <li>5. An HMO would also lead to an increased pressure on parking on the street.</li> </ol>
2024/1167/P	Sean Baine and Maggie Baxter	07/06/2024 10:27:29	COMMNT	<p>we wish to object to this development on the following grounds:</p> <p>With 10 very small bedrooms it is over development of the property which will put a strain on living arrangements for the ten occupants.</p> <p>There will be an unacceptable impact on the street in terms of noise and disturbance, traffic generation, parking spaces, refuse collection and drainage.</p> <p>There will be a loss of family housing in the area which is much needed and which could be met by keeping the property as a single dwelling or by dividing it into two or three flats.</p>
2024/1167/P	Andrea Pani	09/06/2024 11:54:09	OBJ	<p>I am writing to lodge a very strong objection to this planning application. Ebbsfleet Road is a residential street with families and family homes. The change to a 10-bed HMO would be a disaster for the street and would significantly change the look, feel, and atmosphere of the street and for the residents. There are multiple primary and secondary schools nearby, and the area is a sought-after area for families with children. The proposed changes to an HMO would eat into the provision of family homes on the street.</p> <ul style="list-style-type: none"> <li>- There will be refuse and waste problems which we are currently facing without the Council doing anything to sort that. There will be an issue with parking which is already stretched.</li> <li>- An HMO will lead to a transient population and the characteristics they bring such as fewer ties to the neighborhood. This would be dangerous and could also lead to anti-social behaviour (something that we are already facing occasionally)</li> </ul>