

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4134/P	Stephen ainger	22/10/2024 12:56:02	OBJ	<p>I Object to parts of the application on the following grounds:-</p> <p>1) It is planned to demolish the rear garages and build 3 town houses. Some of these houses are only 5.5 meters from the main building, much less than the Camden guidelines on new housing. The developer plans to use obscured glass windows to help mitigate this but this does not help the outlook and loss of privacy of the existing ground floor flats. The proposal for the garages development should be rethought.</p> <p>2) No mention is made in the planning application of fire protection. I have been told by residents, but have not had the opportunity to see myself, that the developer has already increased the number of flats in the main building some time ago. Given the application to add 6 new homes the fire situation should be examined to ensure that evacuation routes and fire assembly points pass modern standards.</p> <p>3) One of the drawings/pictures still shows the saucer type top floor extension that was proposed in a previous application. I presume this is in error.</p>

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2024/4134/P	IH Ledbury	22/10/2024 10:02:25	OBJ	<p>Dear Whoever it may concern, I'm writing to object to the planning application 2024/4134/P for a number of reasons, listed as follows:</p> <p>1. Noise Pollution: This proposed construction will not only affect those currently residing in Hylda Court itself, but also neighbouring residences - particularly number 7 36, and 31, alongside disruption to the neighbouring school - La Saint Union. Multiple residents in Hylda Court and neighbouring properties work irregular hours - therefore with the construction happening directly next to, and directly above them, during regular business hours is concerning.</p> <p>2. Tenant displacement: The planning includes the removal of garages and a 'caretakers flat', which is not correct - this flat has been for more than a decade, the home of Anna Hawes. The development will see the loss of her home, particularly significant given she is an active of the community running numerous volunteer programmes including Parliament Hill lido. Thus this would not only have a negative impact on her way of life and home, but also the local community.</p> <p>3. Design & Aesthetic: Considered a building of note in the local area, the proposed new, modern / new build penthouses planted directly above the Hylda Court building do not match building's current art deco, 1930s aesthetic; neither do they align with the character of the neighbourhood and residences on St Albans Road. Altering the appearance of this building, given it's significance in the area, will diminish and detract from the area's overall character.</p> <p>4. Overcrowding: The proposed planning will ultimately lead to more residences needing car parking; which, combined with the destruction of the garages, will only exacerbate the pre-existing challenges of street parking on and around Hylda Court and St Albans Road. Alongside this it will undoubtedly worsen traffic congestion, directly impacting all local residents in the neighbourhood given tube stations are a 15 minute walk away - which for many with health conditions may not be possible without the use of cars / public transport. Adding further cars will only make this issue worse.</p> <p>5. Light Pollution / Loss of Light / Reduced Privacy The scale of the proposed development will lead to a complete lack of privacy for the surrounding properties and existing tenants in Hylda. As a tenant on the lower level of the property, directly facing the garages, this will restrict privacy in its entirety - due to increased foot traffic, visibility from windows, balconies, outdoor spaces, alongside the inability to open windows whilst work is being carried out due to potential hazards such as dust. This will not only be a health hazard, but also completely ruin the home of existing members of Hylda Court and those that surround. Equally, the tennis courts directly facing behind the garages belong to a secondary school - therefore also posing a threat to further children's health (in addition to the existing children of Hylda Court) due to dust and other hazards.</p> <p>In conclude - this development categorically cannot go ahead due to several heath risks such as noise and dust pollution, alongside diminishing light to existing and neighbouring tenants. The construction will remove an active member of the community from not only her home of over a decade, but also her several volunteer</p>

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				programmes which greatly support the local area and community. Finally, the development will lead to increased overcrowding, both by foot traffic and car congestion, alongside exacerbating the pre-existing lack of car parking areas on St Albans Road and the surround areas. I strongly advise Camden Council to re-think this planning development approval due to all of these reasons.
2024/4134/P	Richard Racz	22/10/2024 10:53:39	OBJ	<p>Dear Planning Committee,</p> <p>I am writing to express my concerns regarding the proposed structures at the rear of Hylda Court, which will significantly impact the natural light access to our flat, specifically Flat 4, which is on the ground floor of the building. As the rear right flat, positioned near the bike sheds, we have a unique reliance on the current light sources available to us.</p> <p>The proposal suggests that any negative effects on light access will be mitigated by our flat's dual-facing nature. However, I must emphasize that the alternative light sources to the right of the building and through the courtyard are severely restricted. These limitations mean that no direct sunlight currently reaches our flat from those directions, making the remaining light source crucial for our living environment.</p> <p>The proposed developments would further restrict this only source of unrestricted natural light into Flat 4, leaving our home in a state of significant reduced light. This change would adversely affect the quality of life for those residing in the flat, with direct consequences for well-being and comfort.</p> <p>I recognize that other residents have voiced similar concerns, but I believe it is vital to highlight this issue again due to its direct impact on our specific situation. We kindly request that careful consideration be given to this matter to ensure that the proposed structures do not negatively impact the natural light in our flat.</p> <p>Thank you for your time and attention to this matter. We hope for a resolution that respects the needs and well-being of all residents.</p>
2024/4134/P	Myles McCarthy	22/10/2024 17:18:15	SUPPRT	<p>I live locally and think this is a gentle and pleasant way to increase much needed housing to our area. As we as a community have moved away from reliance on cars and car infrastructure locally, I think it makes so much sense to repurpose garages.</p> <p>I noticed a sign on a street post asking for locals to object, well that has what inspired me to write this in to support.</p> <p>Please approve the much needed planning application.</p>