

From: CAAC Comments Form
Sent: Sun Dec 01 09:37:49 2024
To: Planning; [REDACTED]
Subject: CAAC Consultation Comments Received
Importance: Normal

Microsoft Exchange Server;converted from html;

Camden Council

Hi,

Someone submitted an entry for the CAAC Comments form form in the Camden Council site.
View all the form's entries by clicking [here](#).

Click here to access the form

Here's what Someone entered into the form:

Enter Pin

[REDACTED]

Application ref.
2024/4887/P

Site Address

West Kentish Town Estate Land bounded by Queens Crescent, Grafton Road, Althone Street, Rhyl Street, Weedington Road, Coity Road, Warden Road, Bassett Street and Allcroft Road London NW5

Development Description

EIA Addendum to earlier request for scoping opinion (ref. 2022/5281/P) under Regulation 15 of the Town and Country Planning Environmental Impact Assessment (EIA) Regulations 2017, for proposed development involving the redevelopment of the West Kentish Town Estate to provide up to approximately 898 dwellings (with a mix of affordable and market housing) and ancillary commercial uses in buildings ranging from 4 to 14 storeys in a variety of different housing typologies including flats and maisonettes alongside new routes, open space, play space, hard and soft landscaping and other associated works.

Planning officer

Christopher Smith

Advisory committee

Advisory committee

Please send your comments by:
2024-11-28T00:00:00.000

About your observations

When making your observations please consider the impact the proposals will have on the character and appearance of the conservation area. This will usually be related to physical changes but can include use of buildings. The character and appearance of the conservation area is set out in the

conservation area statement it may be useful to refer to it to support your comments.

Please choose one

Objection

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

Thank you for the opportunity of commenting on the amended EIA in respect of the proposed West Kentish Town Estate redevelopment. Our concerns are similar to previously. Heritage, Townscape and Visual Impact Assessment: We welcome the requirement by the Conservation Officer for additional views to enable the impact of the development to be fully assessed in respect of the impact on existing streetscape. We think that this will be worsened by the increased height of the tower. Climate Change and Greenhouse Gases: Conservation of the fabric of our cities depends on mitigation of and adaptation to climate change. Since the scoping document was first published two years ago (2022), the risks of climate change have become even more apparent, with the IPCC1 making clear that urgent, radical action is required now. We do not think that Camden Council has adequately taken these risks into account in the proposed development, nor developed proposals that will address them. As reported by the IPCC in 2023: Cities, Settlements and Infrastructure C.3.4 Urban systems are critical for achieving deep emissions reductions and advancing climate resilient development (high confidence). Key adaptation and mitigation elements in cities include considering climate change impacts and risks (e.g., through climate services) in the design and planning of settlements and infrastructure; land use planning to achieve compact urban form, co-location of jobs and housing; supporting public transport and active mobility (e.g., walking and cycling); the efficient design, construction, retrofit, and use of buildings; reducing and changing energy and material consumption; sufficiency⁵²; material substitution; and electrification in combination with low emissions sources (high confidence). Urban transitions that offer benefits for mitigation, adaptation, human health and well-being, ecosystem services, and vulnerability reduction for low-income communities are fostered by inclusive long-term planning that takes an integrated approach to physical, natural and social infrastructure (high confidence). Green/ natural and blue infrastructure supports carbon uptake and storage and either singly or when combined with grey infrastructure can reduce energy use and risk from extreme events such as heatwaves, flooding, heavy precipitation. The current proposals will contribute to climate change by creating a large amount of 'up-front' carbon emissions. This is due to the type of construction necessary for the configuration of the buildings that are proposed: the construction of high-rise concrete-framed buildings with deep concrete basements create very high levels of emissions, that will take more than 60 years to break even through savings in operational carbon. Up-front carbon emissions are of vital importance as what we do within the next few years is critical to avoiding the worst impacts of climate change. Camden Council has not reviewed retrofit and refurbishment properly in developing these proposals. No work on the feasibility of retrofit was carried out before the residents' ballot. The study done recently has only been carried out because it is a planning requirement. It is not thorough or conclusive. We refer planners to research carried out into the feasibility of retrofit at West Kentish Town Estate, which can be downloaded here: <https://www.aabarchitects.co.uk/exhibition/Ecology> The proposals will also reduce our ability to adapt and create a resilient neighbourhood because of the impact on the existing trees, nature and biodiversity on the site. The existing trees and soil provide eco-system services which have not been properly accounted for in the assessment. Please refer to the Hero Trees of Kentish Town Estate report, which can be accessed

here:<https://www.transitionkentishtown.org.uk/portfolio/save-our-hero-trees/>
Yours sincerely
West Kentish Town CAAC
The Intergovernmental Panel on Climate Change was created to provide policymakers with regular scientific assessments on climate change, its implications and potential future risks, as well as to put forward adaptation and mitigation options. In the IPCC, 2023: Summary for Policymakers. In: Climate Change 2023: Synthesis Report. Contribution of Working Groups I, II and III to the Sixth Assessment Report of the Intergovernmental Panel on Climate Change.

Do you want to attach any files?

No

Attach files

To receive a confirmation email, enter your address below:

westkentishtown@gmail.com

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