

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/5383/P	Ed Audland	03/12/2024 17:23:18	OBJ	<p>Mount Anvil's proposal is unrecognisable from the initial designs made for the regeneration of the Bacton estate and should be paused (or blocked entirely) while all involved parties seriously revise the plans in full.</p> <p>My most pressing concerns are as follows:</p> <ol style="list-style-type: none">1. The height of the towers is disproportionately large and out of character for the surrounding area, and a significant departure from the proposals that were first agreed with local residents as part of the initial planning permission. The towers would also overshadow a number of surrounding buildings, reducing access to natural light and compromising the privacy of local residents. They would also significantly impact views of the wider area, including from Hampstead Heath.2. The new plan proposes 514 homes, a significant increase to the initially agreed 290 homes (later 314), with no mention of how local infrastructure will be improved to deal with this increased burden. This volume of new homes will have a serious impact on public transport, roads, schools, healthcare facilities (to name but a few) and the proposal does not adequately address how this demand would be managed.3. The proposal shows scant regard for offering housing solutions for local residents, with a tiny fraction of the new proposed homes being designated as social housing.4. The proposal will have a serious adverse impact on biodiversity and the local environment, not least during the construction phase where multiple 15+ storey towers need to be erected. There is insufficient detail on how the sustainability measures taken by the developers including, but not limited to, energy efficiency, carbon neutrality, and waste management.5. The construction of such significant high-rise towers will have a serious impact on local residents and local infrastructure, including pollution, noise pollution, and increased traffic.6. There is been a real lack of public consultation, not least given the scale of the proposed changes, and the council must give residents a meaningful opportunity to voice their concerns and help shape a project of this magnitude which will significantly impact their local community. <p>In summary, these proposals are a far cry from the initial plans agreed with local residents and need urgent revision. The council could themselves deliver the project which would significantly reduce costs and the need to build so many additional (unaffordable) homes to guarantee profits for private developers.</p>

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2024/5383/P	Jonathan Byatt	03/12/2024 12:09:36	OBJNOT	<p>Objection: while this area is in need of redevelopment and will be usefully utilised for additional social housing, Camden cannot repeat the same mistake it has made with the high-rise block nearby. Over the last few years, the gospel oak neighbourhood assembly-brought together by Camden for consultation and advice purposes- Clearly brought out the ill feeling of residents towards such high-rise buildings within the local area. indeed, at times Camden has joined these opinions and agreed the 1960s overexuberance led to many planning mistakes i.e. the high-rise tower. To repeat this mistake and condemn residents to several more high-rise blocks, some rising up to 26 stories is hard to understand. It does not just go against the wishes of local residence in the actual area but also potentially condemns hundreds of future social housing residence to the same level of inconvenience and isolation that the current high-rise block determines. Camden does not need a race to the sky in Tower blocks. It has not explored any of the low rise alternatives which would add some character to the estate. It is clearly seen on the continent where such architectural inspirations are taken, that innovation around the 3 to 4 story height seems to be the most pleasing and acceptable to future tenants. No one in the local area or visiting the local area can see any benefits except from One based upon share numbers enforcing more people into high-rise boxes. Camden has tried this, alongside London and the rest of Britain, and it has failed. We do not need to put up more high-rise monstrosities but remove the ones which are currently there and put in better housing which meets the needs of the tenants who will be resident within them. The only people who will benefit from this are the planners who get to build pretty models which do not reflect the isolated lives that people always complain about while living in these high-rise blocks. This is a planning mistake, it is a monstrosity for the local area which is bounded by such history and so many conservation areas, and it will dam the lives of those who are put within them for decades to come. This cannot be allowed to stand and should be objected to by all sensible parties.</p>

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