

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4953/P	Amanda Larsen	18/12/2024 19:33:35	OBJ	<p>I am writing to express my strong objection to the proposed redevelopment of the former Jamestown Road Depot.</p> <p>I live directly across from the proposed site on the top floor of our building. I am deeply concerned about the potential negative impacts this development will have on our home and the quality of life in our neighbourhood.</p> <p>The proposed development, with its 6-8 storey buildings, will result in a substantial loss of sunlight. These towering buildings will undoubtedly overshadow our home and neighbouring properties (and streets). We will also experience a significant loss of views as well as severely compromise our privacy, a significant concern for residents on the upper floors and a key factor in our decision to buy into this location.</p> <p>Beyond the immediate impact on our living environment, the proposed development will significantly disrupt the tranquil atmosphere of our street. Increased traffic, construction noise, and the very likely increased noise and disturbance once a large student population moves in are major concerns. The area already faces challenges related to late-night noise and disturbances from nearby businesses, and the introduction of hundreds of students into this environment will undoubtedly exacerbate these issues.</p> <p>The proposed development also raises concerns regarding:</p> <ul style="list-style-type: none"> • Overburdening of local infrastructure: The influx of residents, particularly students, will place an additional strain on existing local services such as public transport, healthcare, and local amenities. • Parking congestion: The lack of on-site parking for residents of the development will inevitably lead to increased competition for limited on-street parking spaces, exacerbating existing parking pressures within an already severely constrained on-street parking zone. This will cause significant disruption and inconvenience for existing residents. • Potential for anti-social behaviour: The concentration of a large student population may increase the likelihood of noise disturbances, littering, and other anti-social behaviour, negatively impacting the quality of life for existing residents. • Focus on community need: I believe the development should prioritize the housing needs of the local community. There is a critical shortage of affordable social housing in the borough, and this development presents an opportunity to address this urgent need rather than primarily focusing on student accommodation. • Inadequate green space provision: The proposed development presents a missed opportunity to enhance the local environment by failing to incorporate significant green space and recreational areas that could be enjoyed by the entire neighbourhood. <p>Moreover, the supported “DAYLIGHT, SUNLIGHT & OVERSHADOWING IMPACTS” report provided in the application does not even mention our building despite being located directly in front, instead focusing on the courtyard-facing apartments of Arlington House, justifying in it that these residences were already affected by low natural light and therefore very few will be impacted by loss of light. I find this tactic dishonest and offensive to say the least. If anything, it reflects the lack of consideration of the developers for the existing residents and the Borough of Camden.</p> <p>I urge the council to carefully consider these concerns and reconsider the approval of this development. I believe the proposed development is incompatible with the existing character of the neighbourhood and will have a detrimental impact on the quality of life for existing residents.</p>

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Yours sincerely

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2024/4953/P	Charles Dumas	18/12/2024 18:21:34	OBJ	<p>I am writing to comment and express my strong objection to the proposed redevelopment project in our neighbourhood, which includes the construction of accommodation blocks ranging from 6 to 8 storeys (?!!). I live on the 4th floor of a building located directly across the proposed site. As a resident directly affected by this proposal, I have serious concerns about its impact on our community and quality of life.</p>

My objections are based on the following grounds:

Height and Scale

The proposed 6 to 8 storey buildings are incompatible with the existing neighbourhood character. These structures will:

- ∩ Significantly overshadow surrounding dwellings and streets.
- ∩ Considerably block natural light, affecting our health and well-being.
- ∩ Dramatically alter our skyline, impacting the area's visual appeal
- ∩ Starkly contrast with the existing charming and peaceful character of the neighbourhood
- ∩ Create an oppressive and intimidating presence due to the sheer scale and design of the development.
- ∩ Affect the privacy of many residents in our building which is an iconic glass designed building aptly named the Glass building, let alone many other residents in the area.

Construction Disruption

The extensive construction period will inevitably lead to:

- ∩ Prolonged noise pollution, disrupting work-from-home arrangements and general peace.
- ∩ Increased dust levels, potentially affecting respiratory health.
- ∩ Traffic congestion due to construction vehicles, impeding local travel and parking.

Increased Density and Its Consequences

After the construction period, the introduction of large-scale student accommodation and social housing block will result in:

- ∩ A substantial increase in local population density.
- ∩ Heightened noise levels, particularly during evenings and weekends due to the young demographic of the residents.
- ∩ Increased pressure on already strained local services and infrastructure.
- ∩ Inevitably leading to increased competition for already limited on-street parking spaces due to the absence of resident parking within the development.
- ∩ Further issues due to traffic congestion and road safety in residential areas.

Other notes

- ∩ While the inclusion of ground-floor commercial units may be acceptable, careful consideration must be given to the types of businesses allowed. Nightlife venues such as bars should not be allowed as it would likely extend Camden's vibrant nightlife into this predominantly residential area.
- ∩ Numbers show there are far fewer students requiring accommodation, many of them choosing to stay home or living outside of London. Furthermore, the number of international students in London has steadily been decreasing in the last years. Therefore, I challenge the relevance of such a large student housing block. Its scale should be more in keeping with the actual numbers required.
- ∩ Impact of noise from plant equipment located on the top floor of the building instead of having it on the building's ground floor.

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While I understand the need for urban development and housing, and especially welcome the provision of affordable social housing and the protection of communities; this proposal seems to prioritise maximising development capacity over the well-being of the existing neighbourhood.
The sheer scale of this project is disproportionate to our neighbourhood's character and existing infrastructure capabilities.
I urge the council to carefully consider these objections and their long-term implications for current residents.

I kindly request that you:

- Reassess the height and scale of the proposed buildings to better align with existing structures.
- Conduct a comprehensive environmental impact assessment, particularly regarding light and noise.
- Evaluate the strain on local services and propose concrete plans for infrastructure improvements.
- Consider alternative designs that would be more in keeping with our community's character.

Thank you for your attention to these crucial matters. I look forward to hearing how the council intends to address these concerns and hope that resident welfare will be prioritised in your decision-making process.

Sincerely yours,
Charles Dumas
