

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0407/P	Fiona Dealey	25/02/2025 12:10:04	OBJ	<p>Summary of Objections to the Britannia Street Development</p> <p>The proposed development at Britannia Street raises significant concerns regarding its impact on residential amenity, architectural harmony, traffic and parking, environmental sustainability, and heritage conservation. The following outlines key objections to the project:</p> <p>Another student halls of residence will not serve the local community well at all.</p> <p>Impact on Residential Amenity The development will directly affect the privacy, light, noise levels, and structural integrity of the Derby Lodge residences.</p> <p>Derby Lodge is a Grade 11 listed building and is considered iconic in architectural circles.</p> <p>This eight storey monstrosity will tower above Derby Lodge.</p> <ul style="list-style-type: none"> · 8 stories with windows will overlook neighbouring Derby Lodge properties and result in a severe loss of privacy for residents. · The proposed structure's scale and positioning (8 stories including rooftop garden area) will block natural light to adjacent homes and the courtyard, significantly reducing residents' quality of life. · Light from the windows will spill into our peaceful courtyard, which is our only haven of calm in this very busy area. · Noise pollution is another major concern, as the increased activity from the development—particularly with students having access to outdoor spaces—will cause disturbances throughout the day and evenings. <p>In meetings with the developer and architect we have heard that there are many constraints regarding the construction of the building due to the site, half of which is above the Thameslink , Circle Line and Metropolitan line railway. The site closest to Derby Lodge is to have very deep piling to enable the other part of the building to 'hang' over the railway line.</p> <p>Which brings serious concerns about the impact of the build on the structure of Derby Lodge and the Derby Lodge TRA Hall: The structural integrity of the Camden Derby Lodge blocks has been compromised as outlined in a 2021 Camden report, with a subsequent Major Works structural engineering report confirming the need for a £1.9 million fix.</p> <ul style="list-style-type: none"> · The movement and pressure from the new building, especially for blocks 39-53 (Wicklow Street), which share a party wall with the site, and blocks 19-36 (Britannia Street), will exacerbate this poor condition. · The TRA hall, which shares a party wall with the proposed site, may also not withstand the construction impact, posing additional safety concerns and stopping us from meeting as a community at the very least until all building work has ceased. · Occasional access to a 'community space', as outlined in the proposal, will not address this concern. <p>Design and Appearance The proposed building is out of character and not sympathetic with the surrounding area.</p> <ul style="list-style-type: none"> · The planned eight-story structure does not align with the existing architectural style, as buildings on both Wicklow Street and the King's Cross side of Britannia Street do not exceed five stories. This height disparity will disrupt the visual cohesion of the neighbourhood. · The uncertainty surrounding the materials to be used raises concerns about the structure's aesthetic integration. Without guarantees on materials, there is a risk of last-minute substitutions that could further

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degrade the visual harmony of the area.

Heritage and Conservation The site is located within designated conservation area and listed buildings. The new development compromises the historical and architectural integrity of the surrounding vicinity, detracting from the character and heritage value of Wicklow and Britannia Streets.

Traffic and Parking Concerns The development will exacerbate existing parking and traffic issues.

· The removal of the Euro Car Park, coupled with already insufficient parking provisions for residents (please speak with the Parking Team regarding our ongoing conversation about this situation), will create overspill parking problems. This will not only inconvenience current residents but also disrupt access for service personnel and delivery drivers, increasing congestion in this already busy area.

Environmental Impact The proposed construction threatens to eliminate crucial green space in the Derby Lodge community's courtyard garden.

· Our 'Clean Air garden', planned since 2020, was set to begin in Spring 2024. The garden has already faced significant delays due to the 1a Britannia Street (WC1X 9JT) development, which blocked our Courtyard, and extended major works that have taken place since 2023. The new proposal would further jeopardize our community effort by blocking light, diminishing air quality, and rendering the space unsafe for the community to be in for the duration of their build.

Concerns over dates in the planning application: The planning application on the website gives two dates for this consultation to end (26/02 and 09/03), while the planning application on our streets states that comments will close on 01/03. This is confusing and could have influenced the number of respondents to this proposal. Camden should reconsider opening the deadline for consultation and publishing a more coherent deadline.

Conclusion Given these significant concerns it is imperative that Camden Council re-evaluates the proposed development. The project, as currently planned, poses serious risks to the community and should be reconsidered to ensure it aligns with the needs and well-being of local residents.

This should not be passed by the planning department unless;

1. Camden Council insist that there is a massive reduction to the height of the building by three storeys so it is NOT taller than Derby Lodge.
2. REMOVE the roof terrace at the top of the building.
3. Camden Council send guarantees to all Leaseholders of Derby Lodges that the building insurance we pay for via our service charges will cover ALL structural damage that this ridiculous building WILL cause to Derby Lodge.
4. Ensure that the outside appearance of this building is in keeping with the other buildings within the conservation area ie brick cladding other than metal.

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2025/0407/P	Luka Karathanos	26/02/2025 00:13:24	SUPPRT	<p>Hi,</p> <p>I am writing to express my strong support for the proposed redevelopment at 13 Britannia Street (Application Number 2025/0407/P). This project is crucial for addressing the need for student accommodation and community spaces in Camden.</p> <p>The modern 8-storey design will complement the historic charm of Wicklow Street and the Kings Cross Conservation Area, adding a dynamic contrast that reflects urban evolution. I believe the building should be even taller to maximize its potential and better serve the community's needs by providing more housing.</p> <p>Contrary to concerns, the height of the building will not diminish the significance of the adjacent Grade II listed Derby Lodge. The scale of the development is appropriate and will not create an oppressive visual impact. The design is in keeping with the area.</p> <p>Please consider asking the developer to increase the height of the building. We are in a housing crisis and this is a perfect site for increased density.</p> <p>Many thanks for listening to my comments :)</p>
2025/0407/P	Sarah finnis	25/02/2025 13:07:39	OBJ	<p>I totally oppose these plans. I live in Wicklow street and the height off the purposed building is far to high. It will block out sunlight and people will be able to see into our homes. Brittania and Wicklow street are very old streets with listed buildings in them. The purposed building does not fit in with the heritage off our streets. I will not be supporting this application.</p>