

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0407/P	Fabrice Ouakinine	05/03/2025 13:36:08	OBJ	I agree with all the below:

Summary of Objections to the Britannia Street Development

I object to the proposed development at Britannia Street as a resident and Chair of the Derby Lodge TRA. The area, including Derby Lodge residences, consists of Grade II listed buildings, considered iconic in architectural and film circles. The proposed development raises significant concerns regarding its impact on residential amenity, architectural harmony, traffic and parking, environmental sustainability, and heritage conservation. The development will directly affect the privacy, light, noise levels, and structural integrity of the Derby Lodge residences.

Key Objections to the Project:

Impact on Residential Amenity

- The 8-story building with windows will overlook neighbouring Derby Lodge properties, resulting in a severe loss of privacy for residents. There are no buildings of this height on either street.
- The proposed structure's scale and positioning (8 stories including a rooftop garden area) will block natural light to adjacent homes and the courtyard, significantly reducing residents' quality of life.
- Light from the large windows overlooking the courtyard will spill into our peaceful courtyard, which is our only haven of calm in this hectic, busy area.
- Noise pollution is a major concern due to increased activity from the development.
- Noise pollution will also be caused by students having access to outdoor spaces and gardens, causing disturbances throughout the day and evenings, regardless of curfews.
- We reject the idea that building on this site will improve the safety of the area, as outlined in Section X, as this was discussed and denied in a meeting for community safety, chaired by Camden and attended by our local Met officers.

Structural Integrity of Derby Lodge Residences

- Meetings with the developer and architect revealed 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 will have very deep piling to enable the other part of the building to 'hang' over the railway line. This raises 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.
- 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 preventing us from meeting as a community until all building work has ceased.
- Occasional access to a 'community space' within the hall of residence, as outlined in the proposal, will not address these concerns.

Design and Appearance

- The proposed building is out of character and not sympathetic with the surrounding area.
- The planned 8-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

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integration. Without guarantees on materials, there is a risk of last-minute substitutions that could further degrade the visual harmony of the area.

Heritage and Conservation

- The site is located within a designated conservation area which includes 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, which we as a community have been discussing with Camden for the past two years.
- The removal of the Euro Car Park, coupled with already insufficient parking provisions for residents, 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 during the 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 that have been put up 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 timeline.

Conclusion Given these significant concerns, it is imperative that Camden Council re-evaluates the proposed development and requests a massive reduction in the height of the building so it does not exceed Derby Lodge residences. We also request that guarantees are sent to all leaseholders of Derby Lodges that the building insurance we pay for via our service charges will cover all structural damage that this building may cause to Derby Lodge. We request that any proposal is in keeping with other buildings within the conservation area (brick cladding rather than metal) and that the outside appearance of this building is in harmony with the other buildings.

We note that the proposal claims that 'feedback received throughout the public consultation process has been positive' regarding this application (point 4.6.7 of the planning statement). The initial website did not function initially, and there have been minimal updates to the larger community. Although meetings with residents have been amicable, our reaction to this proposal is not positive.

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.