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To: Planning

Subject: reference 2025/0484/P. all the links provided for feedback are not functioning

Points to Make

1. General. It is right that this car park between two tube stations is used for much-needed housing. The Neighbourhood Plan for the area, voted for in a referendum in 2015, agreed that the site should be used for housing. Camden's own policy documents (Local Plan and Site Allocations Plan) indicate that approximately 950 homes is the right number for the whole of the Homebase & Car Park site.

2. Height. The updated plans add two storeys to three of the tallest blocks in Phase 1, and extra storeys to five other blocks. This takes the tallest block to 17 storeys, with two 16 storey blocks. The tallest block is now over four metres higher than previously approved. This is even more out of keeping with the local area.

Find out more on p42 - 46 of the Design & Access Statement or Page 4 of the Exhibition Boards.

- The higher blocks will affect the view from surrounding areas. Historic England previously commented that "The volume and scale of the development means that there is a harmful impact to designated heritage assets through development within their setting."**
- The higher blocks will also damage some of London's important views of St Paul's. See the diagram on page 43 of the Design & Access Statement of the view from Greenwich.**

3. Density. The updated plans add 43 more homes, taking the total in Phase 1 to 651. This is a 7% increase on the previous number of flats. This takes the plans even further away from the Council's own Local Plan and Site Allocations Plan. This will lead to even more congestion in the local area, including at the local tube stations and on the trains.

4. Housing Mix. Of the 43 new homes, 20 are "affordable", with only 8 at genuine social rent levels (described as low cost rent). This keeps the percentage that is "affordable" at 36% by floor space. This continues to be less than Camden Council's policy of 50% affordable homes in new developments.

Find out more on Page 5 of the Exhibition Boards, p62 and Section 11 of the Design & Access Statement, and the separate Affordable Housing Statement.

- The planning application doesn't meet the Greater London Assembly requirements that the application shows the percentage of affordable housing by habitable rooms.

- More of the flats are "single aspect" ie they only have windows on one side of the flat.

5. Green Space. The application makes much of the additional 300 square metres of green space created by removing one of the blocks. However Camden's standard for open space is 9sqm per occupier. Even if there was only one person living in each of the 43 new flats, that would mean that the required open space to meet Camden's standard was 387 square metres.

- Assuming no changes to later phases, the total green space required by Camden's standard was estimated at 33,261 square metres. The previous proposals offered 13,308 square metres. Adding a further 300sqm only takes the total to 13,608, which is still much less than half of what Camden's policies require.

6. The Community Centre building. The new Community Centre plans have a lot of drawbacks. Moving it from its previous location (under block N4B) to its new location to the south of N4C means that it is no longer connected to the central square. And it is south facing with floor-to-ceiling windows which will make it overheat in summer.

How can Camden give permission when all the above is pointed out?

Kind regards

Yael Stobezki