

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2025/0484/P	Mark A Spurlock	11/03/2025 11:16:33	OBJ	<p>My principal objection to the application continues to be in relation to density and height and the latest proposals only worsen this. Whilst this car park should rightly 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 &amp; Car Park site. The updated plans add 43 more homes -- a 7% increase on the previous number -- taking the total in Phase 1 to 651. 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.</p> <p>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 and will harmfully affect the views from my own flat.</p> <p>Also related to over-density is much lauded but totally insufficient 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 were only one person living in each of the 43 new flats, that would mean that the required open space to meet Camden's standard is 387 square metres. Assuming no changes to later phases, the total green space required by Camden's standard is 33,261 square metres. The previous proposals offered 13,308 square metres. Adding a measly further 300sqm only takes the total to 13,608, which is still much less than half of what Camden's policies require.</p>

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2025/0484/P	Matilde M	11/03/2025 11:25:05	OBJ	<p>I object to the changes to the approved plans on the following grounds:</p> <ul style="list-style-type: none"> <li>- Density. The updated plans represent 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 and will lead to even more congestion in the local area, including on the pavements, at the local tube stations and on the trains. At no point has the developer addressed existing challenges related to pedestrians and public transport users in the area, both on West End Lane and on Finchley Road. It is currently very difficult and dangerous already to walk between the stations (between Thameslink-Overground-Underground) on West End Lane in particular. Adding more users without any provisions to increase the footpath width is irresponsible.</li> <li>- 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. <ul style="list-style-type: none"> <li>· The planning application doesn't meet the Greater London Assembly requirements that the application shows the percentage of affordable housing by habitable rooms.</li> <li>· More of the flats are "single aspect" ie they only have windows on one side of the flat.</li> </ul> </li> <li>- 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 additional open space to meet Camden's standard was 387 square metres. <ul style="list-style-type: none"> <li>· 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.</li> </ul> </li> <li>- 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.</li> </ul>
2025/0484/P	Kumiko Matsuoka	11/03/2025 15:39:41	COMMNT	<p>I object to making the towers in Phase 1 taller, the tallest block to be made over 4m higher. The updated plans add 43 more flats - making it even further away from the Council's own Local Plan and Site Allocation Plan. Removing one block from the plan increases the green space by 300 square metres, but this brings the total green space to 13608 square metres (assuming no further changes to the later plans), much less than the Camden's standard (using 9 sq.m open space required per occupier) estimated at 33,261 square metres.</p> <p>The additional flats will make the congestion at nearby stations worse.</p> <p>More of the flats are single aspect, which are contrary to Camden's general principles: Proposals should achieve good dual aspect (Camden Planning Guidance: Housing 2021).</p> <p>The taller blocks will affect the view for people living outside this development.</p> <p>The changed location of the proposed community centre with ceiling to floor windows facing south will make it very hot in the summer.</p>

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2025/0484/P	[REDACTED]	11/03/2025 11:01:58	OBJ	<p><b>Height:</b> 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. 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.</p> <p><b>Density:</b> 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.</p> <p><b>Housing Mix:</b> 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. 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.</p> <p><b>Green Space:</b> 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.</p> <p><b>The Community Centre building:</b> 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.</p> <p><b>Transport:</b> the impact on the tube stations of West Hampstead and Finchley Road can not be overemphasised. These platforms are already overcrowded and - presumably with no allowance for parking in this scheme - thousands more people will be using the tube every day.</p> <p>[REDACTED]</p>

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