

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1534/P	Ogzog Ltd	3 College Court College Crescent NW3 5LD NW3 5LD	06/05/2025 14:36:34	OBJ	<p>I live at 3 College Court, College Crescent. This is the rear of the proposed development offset.</p> <p>I appreciate that the proposed development has been reduced in height and massing from the previous application. But is not enough. As a minimum, the current top floor should be removed.</p> <p>The original right of light reports submitted with the previous application were blatantly incorrect. The current application is again not correct because it does not take into account the approved development of the Petrol Station and UCS School. Once that development has been implemented, the light available to all the properties in College Court will be reduced. That should be included in the current application's submission. The light to our main reception rooms and bedrooms will be reduced even more. We will be living in darkness. I believe the Right of light analysis should include the overall reduction of light that will be forced on us by both developments together as this will reflect the actual real position. They cannot be taken separately in this way as it is not a reflection of reality.</p> <p>The effect on the houses that are behind the development looks very significant. It will affect their light significantly - especially to their lower floors that are their main reception rooms. The attitude that just because its only a few rooms affected that it does not matter does not take into account the extreme stress this will cause the current residents. Their outlook will be changed from an open view to the rear of a hotel. It is grossly unfair for this to be enforced upon them.</p> <p>The proposed development is only 13m away from existing residential...but even less than that for the proposed staircase shaft. That is less than stated by Camden's policies.</p> <p>The rear of the proposed building has planters under each window in an attempt to make it look more attractive. But these planters are not accessible. How will they be maintained? Without that greenery, the building and outlook for the neighbours will be an abomination as there will either be no plants or dead plants. The developers should provide a realistic submission of what the rear of the building will actually look like long term for comment by the people it will affect. The current application drawings with the planters removed is really very ugly. It should as a minimum be a planning condition that the planters are maintained and a plan agreed.</p> <p>The rear windows are to be obscured by 80%. This needs to be an actual formal condition and done in a way that the obscuring cannot be removed or degraded over time. The windows need to be non openable or only openable by a restricted amount so that the residents will not be able to open them and look into the bedrooms and living spaces of the houses which are only 13m away.</p> <p>The application repeatedly refers to a "boutique hotel", but does not detail who the operator will be. Using the word "Boutique" makes it sound like a positive move for the area. But what is to stop it becoming operated by a budget operator - which would not be of any benefit to the area with low staffing levels and residents more likely to be noisy at night for the neighbours. This will also result in a reduction of employment over the current retail, restaurant and office use of the site.</p>

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					<p>Camden's own guidelines for granting permission for hotels states that the The Council will only grant planning permission for development of hotels, B&B's and youth hostels, including extensions, provided that the proposal provides any necessary offhighway pick up and set down points for taxis and coaches, and is located: a) in the King's Cross Opportunity Area, the Central London Area and the Town Centres of Camden Town, Finchley Road/Swiss Cottage and Kilburn High Road; This development is located on a bus lane and red route. As a result, there is no set down point for cars, taxis or coaches.</p> <p>Camden's own guidelines SD6 states The Council will not grant planning permission for development that it considers causes harm to the amenity of occupiers and neighbours. The factors the Council will consider include: a) visual privacy and overlooking; b) sunlight and daylight levels; c) artificial light levels; d) noise and vibration levels; e) odour, fumes and dust; f) the adequacy of facilities for storage, recycling and disposal of waste; and g) microclimate.</p> <p>The hotel rear windows will signifacntly affect the resiential amenity for the houses and flats behind. The hotel bedroom lights will be turned on and off in the hotel at all hours of the day and night. These changes in light patterns will impact directly on the habitable room so fthe houses. It will be unbearable!!</p> <p>The projects sole plant room is located in the basement and is of limited size. The location of the air sourced heat pumps used for heating and cooling have not been clearly detailed nor the effect on the neighbours. Are these used to heat the hot water supply as well? If not, is the boiler to be located in the basement plant room and where will that boiler vent to? Will it have any affect on the visuals or amenity of the neighbours?</p> <p>I have seen and commented on a number of planing applications in the past. I am gobsmacked by the number of positive supporting messages from people who do not even live nearby....within days of the appliaction. Especially the submissions that state they prefer the previous larger development. It is very clear what has happened and what the intent is. This is not what fair consultation is about. I am hoping that these spurious comments are given the weight they deserve and that the comments of the immediate neighbours who are directly affected are given the weight they deserve given the huge direct impact on their lives.</p>
2025/1534/P	Xiuzhen Yu	House 5, 39 college crescent	03/05/2025 20:45:04	COMMNT	<p>We firmly object to this development. The application shows that my home would lose 40% daylight and there is no assessment in the application regarding the overshadowing of amenity space.</p> <p>The proposed building height will make residents feel overwhelmed and overpowered.</p>

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2025/1534/P	Dominic Grant	Flat 1, 24 College Lane	04/05/2025 03:43:27	COMMNT	<p>As a young person living in Camden, I'm concerned about the plan to build a boutique hotel on Finchley Road. The area already has a number of hotels, and it's not clear how much additional demand there is for this type of development.</p> <p>At the same time, there's a growing need for affordable housing locally. Many young professionals are struggling to find a place to live, and developments that focus on housing would make a meaningful difference.</p> <p>I'd encourage consideration of how future projects could better reflect the needs of the local community.</p>
2025/1534/P	Rosie	Yale court, nw61jg	04/05/2025 00:28:41	OBJ	<p>As a young resident of Camden, I'd like to raise a concern about the proposed boutique hotel on Finchley Road. Given the number of hotels already in the area, it's unclear whether there is strong demand for another.</p> <p>At the same time, there is a well-documented shortage of affordable housing for young people locally. It would be encouraging to see more developments that address this need and help retain young professionals who contribute to the community and local economy.</p> <p>I hope future planning decisions will take these considerations into account, especially in light of the broader housing challenges facing the borough.</p>