

## **Planning Application 2 Ref 2013/8265/P**

### **Previous Planning Application 2013/4867/P Withdrawn prior to Decision**

#### **Development of Bewley House, 32 Jamestown Road, London NW1 7BY**

As a local Councillor I am objecting to the letter submitted by Savills dated 26th February 2014, which basically is a rejigging of the previous application

#### **Top floor extension**

The further proposal to reduce this extension by 0.6 metres does not take into account the solar panel elevations or the extra height of the proposed new plant installations, or lift vents. The proposed building with 'added extras' would be taller than the Iceworks and the Holiday Inn. These would visually impact on neighbouring buildings, and be contrary to the conservation guidance.

#### **Reduction of natural light**

No significant tests have been undertaken by the Applicant, on the effect of blocking out natural light, of the proposed build, on other residential and office properties nearby. So the Iceworks Star Lizard building, and Bewley House are not seen as being affected. Although there is a mention that the height of the proposed building, will have a negative impact on the light to the windows on the eastern elevation of flats in Gilbey House. How has this been ascertained without the regular tests applied.?

The quality of life for residents and employees should not be compromised, because the proposed height of the offices, penthouses and/or plant which has been proposed, blocks out some of the natural light which residents/employees now enjoy

#### **Balconies**

Looking at the Canal façade, there are no balconies at the present building or at the Holiday Inn and these buildings are virtually straight aligned and any proposed change should respect this alignment

Looking at the Jamestown Road façade, if the application is agreed, this will bring the proposed building exterior right up to the inner pavement and where the pavement is quite narrow and footfall is high, this will cause a problem for pedestrians, and needs to be amended accordingly.

Overall the facades proposed, coupled with the new balconies, are not in keeping with canal side vistas. The large oversized windows and doors are totally out of place, within the more solid industrial traditional brickwork areas near the site.

#### **Housing element**

I am disappointed by the applicants claim that affordable housing cannot be supported in such a small number, and wonder at their assurance that these apartments 'will not be bought off plan'. Job creation and employment space seem to have dwindled since the previous application and this

contradicts the Council's core strategy on Managing Growth , to maintain diversity in our communities. I would also question the lack of larger units for families.

### **Increased traffic**

Parking, Servicing and Deliveries will create more havoc in what is one of the most congested streets in the Borough of Camden. I would challenge members of the committee to see the problems which occur in rush hours on Jamestown Rd. Residents, pedestrians and vehicle users already face daily strife trying to negotiate the narrow street where parking is allowed presently on both sides. No further traffic survey has been undertaken by the applicant., the previous one of June 11<sup>th</sup> 2013 was inadequate, and the new business's in Jamestown Rd have created a major 'bottle neck' situation at the junction of Arlington Rd, where traffic is often held up for 10minutes or more.

### **Consultation**

I understand that consultation has been minimal and a request to meet with residents of nearby blocks, to listen to their concerns, was turns down by the applicants.

As a local councillor I would ask that you refuse this application in its entirety, because of the negative effect it will have on the quality of life for local residents.

Patricia Callaghan  
Ward Councillor  
Camden Town with Primrose Hill