

Application No:	Received:	Comment:	Response:
2013/6589/P	08/11/2013 19:46:48	OBJ	<p>We object to this proposed change of use for the same reasons as we objected to the proposals for Leeder House/6 Erskine Road - see below. In addition, due to the sheer number of apartments involved, this proposal will add to the already considerable problems of parking and traffic in the Chalcot Road area.</p> <p>Primrose Hill is a unique area - everyone who either lives or works here will tell you that. A big part of what makes it unique is the balance between residential and business premises. A lot of the businesses are independent, creative enterprises like the ones currently based in the Utopia Village complex. These businesses keep the area vibrant, providing services to local residents and workers, and bringing people to the area who would not otherwise be here, leading to extra revenue for local shops and restaurants/cafes. Allowing the conversion of viable business premises to luxury apartments - and potentially leaving established, successful businesses without a home - will ruin the balance of the neighbourhood, and will also seriously threaten the local economy, with the loss of employment, and the resulting decreased custom for other local businesses and services. We feel that this application, if successful, will take Primrose Hill a step further to becoming a faceless commuter enclave, with none of the vibrancy and eclecticism that causes so many visitors to flock here.</p>
2013/6589/P	08/11/2013 22:59:39	COMMNT	<p>I have serious objections to this proposal,not only will the developed site lead to significant increased traffic endangering children at the nearby school but the access is inadequate for emergency vehicles.The traffic asesment report submitted by the applicant is simply inadequate for purpose.There are queries about whether contamination affects remain from previous industrial use with no assessment report submitted.Additionally it appears that the drawings of the site put forward are inadequate.I would like the council to fulfil its obligations.</p>
2013/6589/P	05/11/2013 10:54:04	OBJ	<p>I would like to protest against the granting of this application. My objection is on four key grounds. as a resident of Chalcot Road, I am worried about to the inevitable and significant increase in car and a lorry movements in and out of the site, which has very limited access. The pavement is used almost constantly by primary school children passing in and out of Primrose Hill School and there is a clear and obvious risk to them from this proposal. If the site becomes mainly residential, then the vexed problem of access becomes more important. There is only one blind entrance to the site, with a back entrance in Egbert Street, which is a small and relatively crowded residential street. I don't know how emergency vehicles will be able to get in and out easily and safely. This is a small conservation area which will be radically changed in character by the proposal. I have read the transport report and it seems not to take seriously or properly address the very real concerns that I have. I would also like to point out that this is not an application for social or affordable housing but for more luxury flats.</p>
2013/6589/P	05/11/2013 16:13:19	OBJ	<p>I do not agree with the change of use, as this will likely have an impact on traffic in the area. There are likely to be a much larger amount of car parking spaces required and there will be much higher amount of vehicle movement on the narrow access route.</p> <p>I do not agree with the change of use as the character of the whole area could be drastically changed.</p>

Application No:	Received:	Comment:	Response:
2013/6589/P	05/11/2013 10:03:18	OBJ	<p>I wish to register an objection to this application for change of use of Utopia Village from offices to 53 new residential units. I believe that this will have a serious affect on the diversity and vitality of the area, removing a crucial element of business and creativity which will have an immediate adverse impact on local businesses that help serve and support the activities in Utopia Village, In the longer term this is likely to further reduce the diversity of shopping and amenities in the area as small businesses are further forced out of business. The new housing created is not likely significantly to improve the housing situation in the area and is likely to be concentrated on the high end market, again impacting the social diversity of the area.</p> <p>The construction process will constitute a significant nuisance, making access for residents of the immediate area considerably more difficult.</p> <p>In the longer term, the proposed development will add seriously to the existing traffic and parking problems of the area. 53 housing units are likely to bring with them at least that number of vehicles which will be competing for virtually non-existent parking spaces on the surrounding streets which are already well overloaded with parking to the extent that access and thoroughfare is already problematic. It will also generate a lot more traffic in the immediate area, with deliveries, visitors etc where traffic is already difficult.</p>
2013/6589/P	05/11/2013 17:59:31	OBJ	<p>As the area of Utopia Village is in a conservation area I feel it is imperative that this doesn't change. We need to keep the buildings in Primrose Hill in character of the surrounding premises.</p> <p>Should Utopia Village change there will be an increase in traffic through the area because there will be more residents, visitors, taxis etc, which in turn will ruin the atmosphere we currently have in our small area of Primrose Hill.</p> <p>Also, the more traffic will increase the risk of danger to children and adults as they are travelling to school and work. I feel there is also a problem with the access to the site should it change. Chalcot Road is predominantly a residential area and therefore a very pedestrianised area too which is safe for the local community to use.</p> <p>Changing the usage of Utopia Village will mean the local businesses will suffer as the current flow of people who work there will decrease and the cafes and restaurants will no longer be full everyday.</p>

Application No:	Received:	Comment:	Response:
2013/6589/P	06/11/2013 22:22:11	OBJ	<p>I object to the proposed change of use for the above site.</p> <p>The loss of the commercial use will have a negative impact on local businesses, reducing the number of people working in the area and patronising local shops, restaurants and cafes. The presence of businesses in the area allows the high street and the neighbourhood to have a vibrant weekday trade. With recent increases in rents, the potential loss of clientele could render many businesses unviable and lead to their closure, with Primrose Hill becoming a bedroom suburb rather than a sustainable community.</p> <p>The area also relies on the availability of business spaces that cater to the many creative industries which are based in Primrose Hill, supporting the cultural strength of the borough. The loss of this business space would result in a loss of these businesses in the area.</p> <p>The traffic impact has not been adequately assessed and does not consider the impact on children attending the Auden Place nursery as well as the primary school. Pressure will be placed on local parking as well.</p>
2013/6589/P	06/11/2013 14:49:34	OBJ	<p>I strongly disagree and feel that this application does not fall within the PD. I also fee that the impact on highway and transportation matters are considerable.</p>
2013/6589/P	06/11/2013 14:28:47	OBJ	<p>I object to the above planned change of class from offices to residential on the grounds that it will increase parking and traffic with increased vehicle movements in the area. Also making it impossible to park in and out of allocated times, also the potential high traffic is dangerous to the pedestrian and school in the area.</p>
2013/6589/P	06/11/2013 21:33:36	COMMNT	<p>We object to this proposal due to the following concerns : the increase in vehicle movement by residence, residence visitors, taxi etc to and from the site and the access is extremely limited, this also presents a danger to the children and adults travelling to the local school which is currently a safe route, but may become unsafe with the increase. The transport report presented is not sufficient to enable the council to assess the transport and travel impact of what is a large development in a small area. Finally the concerns for access needed by emergency service vehicles within the site would be a issue.</p>
2013/6589/P	07/11/2013 11:49:08	COMMNT	<p>This proposed change of use should not be allowed. The addition of so many dwellings on the Utopia Village site would completely change the nature of the area and have very significant impact of the traffic in the immediate surroundings. Regent's Park Road is already very busy with cars and delivery vehicalsand at time dangerous and the smaller roads around Utopia Village are not able to take the existing traffic and become jammed. The proposed number of dwellings would give a much increased number of cars for the residents, more delivery traffic and reduce access to existing shops and homes. There will also be a significant increase it the danger to local pedestrian traffic which, because of the nature of the surrounding, includes large numbers of children and families and a local school. The transport report presented by the applicant in not sufficient to allow a proper assessment of the impact of any development and the change, on traffic issues alone, should be rejected.</p>

Application No:	Received:	Comment:	Response:
2013/6589/P	06/11/2013 20:42:34	COMMNT	The transport report presented by the applicant is not sufficient to assess the transport and travel impact: this is a large development in a small and sensitive area. 2 There would be a major increase in vehicle movements around a limited access route –posing a major risk to parents and children using nearby Primrose Hill School. 3. I understand there are concerns regarding emergency access also.
2013/6589/P	05/11/2013 14:51:23	OBJ	I object to this planning application for the following reasons: The general question of transport has not been sufficiently addressed. The transport report submitted by the applicant is insufficient to allow the Council to assess the transport and travel impact in what is a restricted and sensitive area. In particular, there will naturally be a significant increase in vehicle movements by residents and associated services if this development goes ahead; there should be concern about emergency vehicle access into and within the site and the access point presents a very clear danger to all pedestrians particularly children - because the access route itself is extremely limited.
2013/6589/P	06/11/2013 11:12:48	OBJ	I object to the application for the following reasons: 1. There will be an unsustainable increase in traffic volumes through extremely limited access points. 2. I have concerns about emergency vehicles having appropriate access to the site. 3. The plans will increase the danger of traffic accidents that threaten children at the nearby school. 4. The report regarding transport issues by the applicant is insufficient in its findings to enable the council to properly assess the impact of traffic generated by the plans.
2013/6589/P	07/11/2013 17:40:19	COMMNT	This application would place the whole area under threat because the transport report presented by the applicant is not sufficient to enable the Council to assess the transport and travel impact of what is a large development in a small and sensitive area. In the past the workers coming to the area in the day time have space because the residents leave to go to work. The change to residential would totally destroy this balance. There would be a significant increase in the vehicle movements by residents, their visitors, taxis and delivery vehicles through what is an extremely limited access route. This would give a clear danger to children and adults to and from the school, or living in the environment. There is also very little access for emergency and service vehicles. I sincerely hope this change of usage does not go ahead because such changes from business to residential would totally destroy the unique balance between business and residential in this community. We lived at 5 Chalcot Road for 26 years and still live locally, and use the shops and restaurants. These will not survive unless the business space is protected.

Application No:

2013/6589/P

Received:

07/11/2013 17:32:11

Comment:

OBJ

Response:

Dear Ms Skelli-Yaoz,

(PART 1)

I am writing to strongly object to the application and include comments below:

IMPACT ON TRANSPORT AND HIGHWAYS

The proposal will have significant impacts in terms of traffic generation and in particular increased demand for parking. However, the Transport Statement submitted with the application is deficient in a number of ways:

- The statement that the proposed use would generate fewer vehicle trips per day than the existing use is only supported with reference to comparable premises and developments elsewhere. However, given the low parking provision on site and parking restrictions in the immediate area, it seems likely that the numbers of employees who currently drive to and from work is actually much lower than in other small business units;
- No surveys of the existing businesses has been undertaken – as there are only 27 businesses, it would seem reasonable to require a survey of existing travel patterns to be undertaken to inform the assessment of existing and future vehicular movements;
- Existing and proposed on-site parking numbers are not given; and
- No proper analysis of the likely levels of car ownership and additional demand for on street parking in the area has been provided, despite the fact that this is likely to be significant in an area where it is already difficult for residents to park.

CONSTRUCTION NOISE AND DISRUPTION

The proposed construction work will obviously cause significant noise and disruption to residents but no information has been provided as how the construction process will be managed (in particular construction traffic) or the likely programme for completing the works. Further information should be provided by the applicant.

(MORE TO FOLLOW. THE WEB FORM WOULDN'T LET ME ENTER ANY MORE TEXT)

2013/6589/P

06/11/2013 14:57:15

OBJ

This development would create a new residential mews completely out of scale with anything in Primrose Hill. Regal Lane has 11 households. Albert Terrace Mews has 15. With 53 households, Utopia Village would raise traffic movements into and out of Chalcot Road to a level that presents a direct threat to pedestrians; particularly local children and teenagers - and to those on their currently safe walk to school. It is not enough to limit parking. Visitors, deliveries, taxis and hulking blacked-out minicabs will all drive through. What is the point of a highly successful 20mph Area and Safe Crossings in Primrose Hill if you then allow a whole new stream of traffic to cut through our very pavements; suddenly and unpredictably?

Thank you for considering my strong objection to this proposal.

Application No:	Received:	Comment:	Response:
2013/6589/P	07/11/2013 09:34:03	COMMNT	<p>Utopia Village is a historic building that has been in Primrose hill for many years. It has built up a great reputation as a place of good business. For this reason alone it should not be changed into residential premises.</p> <p>I oppose the action strongly</p>
2013/6589/P	06/11/2013 12:33:31	OBJ	<p>I am a business owner currently . I object to the application on the basis I believe it should not be allowed by permitted development and that prior approval should be obtained first.</p> <p>There are changes on the plans that show external alterations to roof lights that would require planning permission.</p> <p>The Transport Statement fails to properly asses the change of use and implication, with no comparison between the existing B1 use and the proposed C3 use.</p> <p>The change of use would have an impact on the local highway which should be considered as part of a full planning application.</p> <p>I also think there will be issues of access for both emergency services and local services such as refuse collection with such a constrained access and egress.</p>
2013/6589/P	06/11/2013 13:44:34	OBJ	<p>I would like to object to the proposed change in use, for the following reasons:</p> <ol style="list-style-type: none"> 1. There will be a significant increase in vehicle movement by residents, their visitors, taxis and delivery services in and out of the site via extremely limited access routes 2. Point 1 presents a very clear danger to children/ adults travelling to and from the nearby Primrose Hill school (Chalcot Road is currently a safe route to the school), with no direct replacement. 3. I have concerns about access for both emergency vehicles and service vehicles into and within the site. 4. The transport report presented by the applicant is not sufficient enough to assess the transport and travel impact of what is a very large development in a small and sensitive area.

Application No:	Received:	Comment:	Response:
2013/6589/P	05/11/2013 16:21:40	OBJ	<p>This would be a travesty if this were to given permission. I object strongly on the grounds of:</p> <p>Impact on local Parking</p> <p>Traffic report is flooded. Delivery, service and taxis as well as residents only using one (very narrow access point)</p> <p>Has the Fire brigade and Emergency services access the site?</p> <p>Potential traffic danger to children and parents travelling to nearby schools</p> <p>Loss of 250 employees spending money in the area will reduce trade to local businesses</p> <p>This and similar proposals will change the unique mixed use character of Primrose Hill for ever. Turning from a vibrant area into a dormitory</p>
2013/6589/P	07/11/2013 21:22:15	OBJ	<p>Camden council cannot approve this application.</p> <p>As per the councils own planning website one of the existing offices is currently classified as D2 (fitness training facility). See application 2006/2623/P. there has been no reversal of this status.</p> <p>Therefore as per the legislation this application does not meet the criteria. I expect Camden to reject the application on the basis that it is factually incorrect and does not meet legislative criteria which requires all buildings to be under B1a.</p> <p>If council was to proceed with approval, in my view this would likely be challenged in court which would be a waste of residents council taxes. The developer should apply to change the status of unit 8 to be in line with the claimed present use.</p> <p>I would also draw your attention to my previous comments on this application. The transport assessment continues to suffer from selection bias. It cannot be relied upon to be subjective and thorough enough for a well considered verdict.</p> <p>Once again It would be advisable that the developer be instructed to engage in some form of dialogue with residents. There has been no consultation, and the current proposed flats provide only limited family dwellings for which there is a large appetite in the area.</p>
2013/6589/P	06/11/2013 14:46:00	OBJ	<p>I would like to object to the proposed planning of the above application number based on the fact that I do not believe it falls within the PD. I also believe there will be considerable traffic and vehicle movements in this very very small location.</p>

Application No:

2013/6589/P

Received:

07/11/2013 15:54:19

Comment: Response:

OBJ I wish to object to the Utopia proposal

External Works under GPDO under Class J.1 (b)

1. Technical inaccuracies as previously documented i.e. that the proposed change is NOT PERMITTED development and that planning permission is required. i.e. external alterations to provide adequate light to living spaces.

Transport and Highways Impact of the Development

2. The transport report is lacking in evidence and detail, thus is insufficient to assess the impact of what is a disproportionately large development in a unique small, sensitive CONSERVATION area with existing CPZ restrictions. The assumptions and calculation are flawed implications unsupported.

3. The applicant report does not address the issue that there will be a significant increase in vehicle movement by residents, their visitors, taxis and delivery services in and out of the site via extremely limited access routes

4. Point 3 presents a very clear danger to children/ adults travelling to and from the nearby Primrose Hill school (Chalcot Road is currently a safe route to the school)

5. issues concerning access for emergency and service vehicles into and within the site once the site is designated residential

6. Contamination risks: This still remains an open issue no assessment of risks has been presented (see below)

The council has obligations to the following:

- a) To ensure that any future change of use and planning applications related to this site is accompanied by adequate consultation due to the technical nature of any requested change of use.
 - b) Such change of use or planning application should contain adequate restrictions that anticipate and mitigate against the issues and concerns raised by these grounds of objection
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Application No:

2013/6589/P

Received:

07/11/2013 17:36:20

Comment: Response:

OBJ Dear Ms Skelli-Yaoz,

(PART 2)

Please find further comments as this text box wouldn't allow all my comments.

LOSS OF SMALL BUSINESS UNITS

We have a fundamental objection to the loss of small business units. Utopia Village provides accommodation for small and medium sized businesses, including a number of creative industries. Planning policies in both the London Plan and Camden clearly support the provision and protection of premises suitable for these types of businesses (Policy CS8 Camden Core Strategy; Policy 3B.8 of the London Plan).

The aim of the recent changes to the General Permitted Development Order was to bring empty or underused buildings back into use. This clearly does not apply to Utopia Village as it would seem that there is only one unit currently available to let, indicating high levels of demand for these premises. We have not yet discussed the proposals with any of the businesses currently occupying the units in Utopia Village but we would imagine that they would find it very difficult to find equivalent accommodation locally, thus causing considerable disruption to the operation of their businesses.

We would therefore like clarification as to what Camden Council's position is on the loss of such valuable business accommodation and what action the Council could take to protect these businesses. It does not seem that the proposal will generate any affordable housing, Community Infrastructure Levy payments or any other benefits which might otherwise be considered to outweigh the loss.

Kind regards,
DC

2013/6589/P

04/11/2013 19:51:39

OBJ

I have major concerns with this application. 53 units would mean a huge increase in residents and in all forms of traffic from delivery services to taxis, and even though many of the units will not have parking permits with 53 units there will be an increase in car use from residents and their visitors especially at the weekend. The entrance to Utopia Village is very narrow and is a blind spot which has added implications for pedestrians, especially children walking to Primrose Hill school.

I also feel keeping Primrose Hill as a mixed use area with homes, offices and shops side by side is what makes it such a unique place.

Application No:	Received:	Comment:	Response:
2013/6589/P	08/11/2013 22:24:19	OBJ	<p>I object to this proposal for change of use under the amended permitted development rules.</p> <p>It is at odds with the stated intention of the new legislation.</p> <p>Paragraph 7.2 (&quot;Policy Background - What is being done and why&quot;) of the Explanatory Memorandum to the new legislation states that the purpose of the change of use relaxation from office to residential is that -&quot;This will bring underused offices back into effective use and provide new homes&quot;.</p> <p>Paragraph 31 of the original consultation document (April 2011) stated - &quot;The aim of our proposals...is to bring vacant and underused properties back into economic use...&quot;</p> <p>However Utopia Village is well settled, in demand and fully let, with many unexpired long term leases. It is not underused. It is a vibrant office estate, integrated economically, socially and symbiotically into the local community.</p> <p>Along with the upheaval to the social and economic fabric of the community, a change in Utopia Village's use into many residential units would have a material adverse effect on traffic flows and parking usage, which requires the scrutiny that only a full planning application could accomplish.</p> <p>If the council has the discretion or other powers to require a full planning application, I would urge it to use them in this case rather than to agree that this application is for straightforward permitted development.</p>
2013/6589/P	08/11/2013 23:31:22	OBJ	<p>I object to this, it will destroy the ambience of the area.</p> <p>It is a gross over-development and wrong use for the site. It will destroy the historical nature of the area. It is also turning it from a public space to a private place.</p> <p>It is only going to cause congestion and danger from traffic to local people and schoolchildren.</p>
2013/6589/P	08/11/2013 23:21:48	OBJ	<p>I am objecting to this application. I feel very strongly that it is not right in this particular place and I think that the change of use is wrong here. The loss of businesses and jobs that currently are there would be detrimental to the area.</p> <p>It is a very small space in an area which has restricted access due to the railway. The over development of this site worries me. I think the over all effect on adjoining properties would be detrimental to people's health and well being. The building of 53 flats in place of what is there is too much and would cause a lot of extra traffic once built and would cause a lot of traffic danger during construction in an area which has a lot of older people and schoolchildren and parents/carers taking them to school.</p> <p>The space is very small and I'm worried about the lack of space for emergency vehicles to potential flats and adjoining properties.</p> <p>Also there is not enough information about the impact of travel and transport in such a small enclosed area - it reminds me of the Dalby Street development which I think is really dangerous.</p>

Application No:	Received:	Comment:	Response:
2013/6589/P	07/11/2013 10:07:47	OBJ	<p>I object to planning application 2013/6589/P on the following grounds:</p> <ul style="list-style-type: none"> - There will be significant increase in vehicle movement by residents, their visitors, taxis and delivery services in and out of the site via extremely limited access routes. - There will be an increase in taxi movements and service vehicles, not to mention deliveries such as Ocado/Tesco etc. this in turn presents a very clear and present danger to children/adults travelling to and from the nearby primrose Hill school – Chalcot Road is currently a safe route to and from the school. - There will be immense pressure placed on the local parking provision in the area, which is already at breaking point. - There will be significant extra noise, disturbance and increased contractor vehicle movements which will further constrain the local parking provision for extended periods. - There are concerns about access for emergency service vehicles into and within the site. - Primrose Hill has a unique character and integral to this is the diversity of uses. This 'change of use' application has the potential to change the very essence of the area and its community and could turn Primrose Hill village into a suburb. - Primrose Hill has a unique quiet local village atmosphere this will be lost in favour of luxury flats which don't do anything to enrich this. - This application will go some way to expel the wealth of creative talent that already exists here in abundance, in order to create a small number of luxury flats. - Loss of office workers means loss of custom for shops and eateries and threatens their viability. - The transport report presented by the applicant is simply not sufficient to assess the transport and travel impact of what is a large development in a small and sensitive conservation area.

2013/6589/P	07/11/2013 10:10:23	OBJ
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2013/6589/P	05/11/2013 13:10:16	OBJ	<p>I am concerned about this application for several reasons</p> <ol style="list-style-type: none"> 1. The increase in residential units will risk significantly changing the character of the conservation area, which is currently a mix of residential and light business during the day. With the business use removed, it puts remaining independent businesses at risk of closure and further negatively changing the area. 2. The transportation impact of on Chalcot Road for 24 hour resident access will be quite significant and it is not clear the current infrastructure will support this. 3. The increased traffic and use could present a danger to the nearby Primrose Hill School. Every day Chalcot Road is one of the main access routes for young children to access the school and is currently a safe route due to limited traffic usage. 4. A more detailed transportation impact study should be undertaken when adding such a large development into a conservation area
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Application No:

2013/6589/P

Received:

05/11/2013 13:13:49

Comment: Response:

OBJ

We STRONGLY object to this planning application on multiple grounds. The density of the proposed application is too large and will result in a squeeze on the area's infrastructure:

- PARKING will become extremely limited for residents already living nearby (Edis St, Chalcot Rd, Gloucester Ave etc).
- There will be a significant increase in TRAFFIC along the narrow streets of Primrose Hill. Congestion is already an issue with rubbish trucks, Ocado vans and other delivery vans on the streets. The access route into Utopia is absolutely not adequate to accommodate this increased level of traffic.
- An influx of additional residents and their visitors to the area will compound this problem further and will make the STREETS UNSAFE for pedestrians, many of whom are children traveling to local schools that must cross the proposed access site en route to Primrose Hill Primary School and and the many other schools and nurseries in the area.
- The transport and travel impact on Primrose Hill by this proposed development is not sufficiently addressed by the transport report presented by the applicant.
- The access to the proposed development is very narrow and could pose a problem for emergency services .
- The impact to local businesses will be catastrophic since many of the employees at Utopia buy their lunch and coffees etc from the local cafes that rely on their lunchtime trade.

Application No:

2013/6589/P

Received:

07/11/2013 20:52:27

Comment: Response:

OBJ

As a local resident, and business owner, I am placing an objection to the proposal of change of use for Utopia Village.

In particular, as a prior resident in Egbert Street, which provides access to the Utopia Village site, I know that some vehicles have difficulties accessing the site via this road, which is a narrow single carriageway (such that the wing mirrors on all cars parked on Egbert Street must be bent inward to avoid them being knocked off by passing vehicles wider than a car). The other entrance on Chalcot Road is similarly limited to a single vehicle width.

If there was a change of use then the low volume of traffic to the commercial premises (generally deliveries and taxis) would increase as there would be a big increase in the number of addresses on site and residents seeking access.

Currently, many vehicles wait on Chalcot Road while the delivery is made or the passenger walks to a taxi and this traffic is during the working day only when many residents' cars are parked elsewhere. So, there is rarely much contention for space.

A change of use would create more contention for access/spaces, even if the number of cars allowed permits is capped, since the demand for access and spaces on a narrow road would be at the same time of day and additionally during weekends when residents are at home, but business users would be away. The transport study does not address this.

This would also create danger, since the council does not prioritise either Chalcot Road or Egbert Street in Winter. As residents, on 20 Jan 2013, we used an entire grit bin in 1 day to prevent very dangerous conditions on Chalcot Road between Princess Road and Fitzroy Road (including Utopia Village entry kerb and Egbert Street) after several near-crashes. The presence of additional residents and vehicles would present a more severe risk, especially during dark mornings/evenings, when many local school users are using this stretch of road as a safe walking route.

Application No:

2013/6589/P

Received:

07/11/2013 16:56:01

Comment: Response:

COMMNT

My family have lived at 1 Egbert Street for 43 years. We are, I believe, the longest-standing residents of the street and, now senior citizens, uniquely placed to have observed the ebb and flow of life and development in this area. Our house backs directly onto Utopia Village and our lives will be hugely affected if this planning application for change to 53 residential units is allowed to go ahead.

Beyond personal matters, there are a number of grounds for objection to this plan as follows:

1. It clearly 'flies in the face' of at least 2 of the government's stated intentions:

a) that: "people understand the needs of their area best," and "transferring power so people can make more decisions locally and solve their own problems to create strong, attractive and thriving neighbourhoods." Primrose Hill is already such a neighbourhood - that is why so many people would like to live here. However, nothing is more likely to destroy these favourable qualities than this and other proposed developments within this small 'Conservation' area.

b) The displacement of the many businesses, (not to mention their jobs and workers,) from Utopia Village would appear to work directly against the government's support for the Small and Medium Enterprise. Utopia has been a fine example for such start-up and small businesses and brought Primrose Hill the vibrant, mixed economy that has been so successful at providing both local employment prospects and customers for other businesses and services in the area.

2. Access, Traffic and Parking issues. Other respondents have pointed out in great detail the flaws in Robert West's transport study so suffice it to say here that 'access' to Utopia will always be highly restricted. How can 53 new residential units not increase traffic 'trips,' (particularly at evenings and weekends,) and add to parking pressure?

3. I fear contamination from site traffic to my delicately cultivated, organic back garden.
