

Application No: 2013/6589/P
Site Address: Utopia Village
7 Chalcot Road
London
NW1 8LF
Case Officer: Tania Skelli-Yaoz
Consultees Name:

Received: 22/10/2013 22:48:22
Comment: SUPPRT

Response:

Having taken the time to discuss the proposals with the applicant, I would like to register my support of the proposed change of use.

It appears to be well thought out and in line with the government legislation brought in at the beginning of this year. While I can see the loss of business space in the area as a shame, Primrose Hill is primarily a residential area and these proposals seem like they will be in keeping with the standard of housing in the near vicinity.

One clear issue is the strain on parking in the area if the residents of 50 or so new flats were suddenly allowed to register parking permits each- however, after speaking to the applicant this does not seem like it is a possibility and should therefore cause no issue.

Noise while building works are carried out is another clear issue, however this is obviously temporary and will be kept within limits set by the council for noisy works. My garden shares a wall with the building that is proposed to be developed, and I would be perfectly happy for the proposed work to be approved, and would feel it unfair for temporary noise or disturbance to prevent this development being approved.

In summary, despite being a direct neighbour to the site, I would hope to see this application approved on the grounds that it is well within the applicable government legislation on which this application is based.

Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/6589/P	Utopia Village 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz		22/10/2013 12:49:40	OBJ

Response:

We have lived in the same house In Primrose Hill for over 40 years. This application represents yet another attempt to change the whole character of the area by changing the use of Utopia Village from a mixed office/small creative development in to no less than 53 residential units. The whole character and charm of the conservation area depends on a mix and the provision of jobs for local people is also an important factor. We already have the extensive luxury units which have supplanted the commercial units in Gloucester Avenue and we understand that there are similar plans for Erskine Mews. We do not need or want more residential units here. Almost every house/unit now has been bought or rented by wealthy European or US families and local and long term residents are being squeezed out. The number and consequent effect of 53 units is in any event wholly out of proportion and will seriously affect the residents on one side of Edis Street. Camden planning should now take a grip and not look to feather the nest of developers who are interested simply in making sizeable amounts of money at the expense of a small island that has been and should remain the envy of all because of its village atmosphere. The addition of 50-100 more cars in the area will also be disastrous.
