

Application No:

2013/5111/P

Site Address:

Utopia Villiage
7 Chalcot Road
London
NW1 8LF

Case Officer:

Tania Skelli-Yaoz

Consultees Name:

kate plumb

Received:

05/09/2013 15:24:53

Comment:

COMMNT

Response:

I have grave concerns about the provision of parking for all these extra residential units. Alongside this are issues about heavy traffic and disruption during what will no doubt be a very lengthy redevelopment.

Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Ms M PANAYI	04/09/2013 15:06:02	OBJ

Response:

1. The council should use their ARTICLE 4 powers to place a restriction and to limit 'permitted development' for CLASS J
 2. The development should be subject to the following condition and determination: specifically consult neighbours and produce a professional evidence based assessment for:
 - (a) TRANSPORT AND HIGHWAYS IMPACTS of the development in particular the impact on parking and safety issues and those related to access for emergency vehicles, refuse etc. NO further residents parking should be allowed
 - (b) CONTAMINATION RISK on the site in relation to previous history of previous industrial and semi-industrial historic use, irrespective if no ground works are being applied for now. DEMAND A RESTRICTION to future development, i.e. extensions of height or basements.
 3. INACCURACIES AN INADEQUATE INFORMATION Under procedure (N) specifically:
 - (a) INADEQUATE AND INACCURATE written description of the proposed development;
 - (b) INADEQUATE AND INACCURATE plan indicating the site and showing the proposed development.
 i.e. SERIOUS INACCURACIES AND LACK OF DETAIL including A) Land boundaries are inaccurate; B) Position and number of roof windows facing houses, currently reporting many MORE WINDOWS THAN EXIST AT PRESENT. Residents seek assurances and to be consulted on accurate details of design and building specifications.
 - c) INADEQUATE TIME FRAME OF CONSULTATION comes during the holiday period and is inadequate considering the huge potential impact on residents; many residents have not had the letter from Camden
 5. ENVIRONMENTAL CONCERN - Bat roost and habitat
-

Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Linda Seward	03/09/2013 11:14:29	COMMNT

Response:

The proposed change of use from around 27 units of office space to 57 RESIDENTIAL UNITS is an over-development of the Utopia site. Together with the large amount of recent residential development in Primrose Hill, the proposal will lead to further OVER-DEVELOPMENT OF THE CONSERVATION AREA. Such a high density of residential units and corresponding loss of business units will destroy the balance of use, threatening the unique character of the PRIMROSE HILL CONSERVATION AREA.

Kitchen and living areas proposed on the first floor and bedrooms on the ground floor such high density will be detrimental to the amenity currently enjoyed by existing residents through increase noise from roof and other windows

DRAWINGS CONTAIN SERIOUS INACCURACIES including: Positioning of surrounding houses at the boundary is inaccurate; Position of roof windows facing other houses on drawings are highly INACCURATE, currently reporting many more windows than they have at the moment.

THE BUILDING HAS HISTORIC INTEREST and on ENVIRONMENTAL GROUNDS the disused section of the tower of Utopia Village has been used as a bat wildlife roost. Bats are a common sighting in the corridor between homes in (Gloucester Avenue, Edis, Egbert, Fitzroy and Chalcot Streets) and Utopia for over fifty years. Any damage to their environment would also contravene Camden's biodiversity action plan (<http://www.camden.gov.uk/ccm/content/leisure/outdoor-camden/natu>)

Application No: 2013/5111/P
Site Address: Utopia Villiage
7 Chalcot Road
London
NW1 8LF
Case Officer: Tania Skelli-Yaoz
Consultees Name: Mr robert g speight

Received: 03/09/2013 08:41:30
Comment: OBJ

Response:

inadequate information regarding the increased traffic especially parking facilities and access by utilities service vehicles and emergency access vehicles.
inadequate information and detail of proposed placement and sighting of windows. These must be blocked out .
inadequate information about the precise site of proposed development and the land boundary -in fact totally inadequate description of the proposed design on the whole.
inadequate and wrong time frame of the consultation period -August being the main holiday period with many residents away.

Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Mrs LORNA FOWLER	04/09/2013 19:50:17	OBJ

Response:

1. This consultation period is inadequate. Start in mid-August ending early September (with the planning officer herself away till September 4th) is totally unacceptable, in these days of consultation worse. The period should be extended to 30/09r when most will be back.
 2. It undermines the CA's very nature.-an historic mix of workshops/varied residential property-private/rented/social housing. Homogeneity in the destruction of pubs, Dumpton Place, Gordon Fraser House Fitzroy Road a workplace and home, Triyoga, two Mews in Regents Park Road are destroying this 'down to earth area with its traditional mix. Let us try to preserve this cohesive unit of distinctive workshops
 3. Planning lacks consistency. Some houses refused minor rear changes; wholesale developments which not only change themselves but impact on the whole area, granted.
 4. Impact on traffic, Often no free passage both ways Chalcot Rd & Gloucs Ave because of chevron parking will be intensely exacerbated. If Camden is keen to be green any development will not permit car ownership. Insisting all Utopia cars park in that area will still impact adversely on streets & community.
 5. There's still wildlife here, to be encouraged not exiled as bats in Utopia Tower sanctuary.
 6. If the development proposed were not a monstrous destruction of the unity of a very rare & particular type of property in almost central London, it is still huge overdevelopment.
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Application No: 2013/5111/P
Site Address: Utopia Villiage
7 Chalcot Road
London
NW1 8LF
Case Officer: Tania Skelli-Yaoz
Consultees Name: Peter Wagstaff

Received: 05/09/2013 12:30:53
Comment: OBJ

Response:
Primrose Hill is rich in its diversity of mixed uses. Employment is space is key to this, It brings life and vitality. Shops, Public houses and services in the area rely upon these customers. Many of the existing flats and house although owned are not occupied. The area will loose its character.
57 Units Where will people park. The streets are congested enough.
The clocks cannot be turned back - this could be the start of the ruin on the area

Application No:

Site Address:

Case Officer:

Consultees Name:

Received:

Comment:

2013/5111/P

Utopia Villiage
7 Chalcot Road
London
NW1 8LF

Tania Skelli-Yaoz

Ms Doro A Marden

05/09/2013 09:40:45

OBJ

Response:

an additional comment - these flats will have very little parking and Primrose hill is already full of cars. the site is cramped and emergency access will be limited.

Application No:	Site Address:	Case Officer:	Consultees Name:
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Mrs Frances F Sawtell

Received:	Comment:
06/09/2013 14:34:53	OBJ

Response:

I object to the proposed works and change of use. After living with the disruption behind us at Chalcot Yard, I dread the thought of more years of noise and dirt. I also feel that it's not in the best interests of Primrose Hill, as an area, to have 57 more residential units. There will be more people about, lessening the feeling of exclusivity of this special part of London and putting greater pressure on the roads, particularly in the evenings and at weekends. There'll be greater pressure to get places at local schools and local restaurants will become inundated in the evenings/at weekends. I also think local shops such as the hardware store and those that rely upon daytime sales, will feel the pressure with a much reduced number of employees around to make purchases. I feel that Primrose Hill is becoming a victim of its own success and it's very sad to see.

Application No:	Site Address:	Case Officer:	Consultees Name:
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	John B Van de North

Received:	Comment:
05/09/2013 23:09:59	COMMNT

Response:

With respect to the pending application in respect of Utopia Village I raise three objections:

1. It is not clear that the applicant has accurately reported the current use of the Building. Applicant asserts that all of the subject site is B1(a); however a review of the current tenants of the subject site appear to be, to a significant degree, A2 uses (professional services). I ask that the Council review the applicable legislation, current use and classification to determine whether the application falls within the May 30, 2013 exemption from planning review.
 2. The proposed change in use will cause a significant increase in (a) parking pressure on Chalcot Road and the surrounding streets (b) traffic on Egbert Street (which was previously a dead-end road) and (c) traffic pressure on Gloucester Ave, Princess Road, Fitzroy Road and Chalcot Road. I find the Robert West report to be speculative at best-- the unsupported assertion in 4.9 (among many) that the "startup" nature of the existing businesses in Utopia Village is likely to generate more car traffic is completely unfounded. Indeed, one may advance a counter argument that startup businesses are run by those who dislike cars. Similarly I find the comparison sites in Tower Hamlets etc. to be unrepresentative of the traffic that could be expected from high-value flats in an expensive residential area. The Robert West report completely ignores changes in temporal effects to traffic patters-- a shift from Monday-to-Friday traffic to the weekend-centric patterns we would expect from residential units in Central London. I urge the Council to review carefully the Robert West report for accuracy, applicability and detail. I respectfully suggest that the Robert West report is lacking.
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Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	M PANAYI Gloucester Avenue Resident Group	04/09/2013 15:02:19	COMMNT

Response:

1. The council should use their ARTICLE 4 powers to place a restriction and to limit 'permitted development'
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 4. ENVIRONMENTAL CONCERNS - Bat roost and habitat
-

Application No: 2013/5111/P
Site Address: Utopia Villiage
7 Chalcot Road
London
NW1 8LF
Case Officer: Tania Skelli-Yaoz
Consultees Name: Tom Greenwood

Received: 04/09/2013 12:24:09
Comment: OBJ

Response:

The proposed change of c.27 business units to 57 residential units will over-populate the Primrose Hill conservation area with residents and materially damage the unique character of the area forever with extra noise, congestion, and a lack of businesses in the area.

There are 21 car spaces planned in the development. This is nowhere near enough for the 57 residential units. Assuming (conservatively) 1 car per household, this means there will be an extra 36 cars on the streets.

Chalcot Road and the surrounding streets CANNOT take this many extra resident cars.

The drawings contain serious inaccuracies including: Positioning of surrounding houses at the boundary is inaccurate; Position of roof windows facing other houses on drawings are highly inaccurate, currently reporting many more windows than they have at the moment.

Application No: 2013/5111/P
Site Address: Utopia Villiage
7 Chalcot Road
London
NW1 8LF
Case Officer: Tania Skelli-Yaoz
Consultees Name: Dick Bird

Received: 04/09/2013 16:23:49
Comment: COMMNT

Response:
I wish to oppose the change of use. The essence of Primrose Hill is that it has mixed usage, and this application would overbalance that. We need shops, and for that we need workers not just residents.
I also wish to complain at the lack of time for this proposal to be considered. Three weeks suggests that consultation is being avoided.

Application No:	Site Address:	Case Officer:	Consultees Name:
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	STEVE C COLLIS

Received:	Comment:
02/09/2013 16:57:06	COMMNT

Response:

ALL MY OBJECTIONS ARE ON A TECHNICAL BASIS:

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 - (b) INADEQUATE AND INACCURATE plan indicating the site and showing the proposed development. I.e. SERIOUS INACCURACIES AND LACK OF DETAIL
- © INADEQUATE TIME FRAME OF CONSULTATION
4. ISSUE THAT THE WE AND THE COUNCIL SHOULD CONISDER AND REFER TO THE SECRETARY OF STATE:
 - (a) OVER DEVELOPMENT OF THE PRIMROSE HILL CONSERVATION AREA
 - (b) THE BUILDING HAS HISTORIC INTEREST and on ENVIRONMENTAL GROUNDS the disused section of the tower of Utopia Village has been used as a bat wildlife roost.
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