

Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Mr Imre Lake	03/09/2013 11:28:51	OBJ

**Response:**

1. The proposed change of use from 27 units of office space to 57 RESIDENTIAL UNITS is an over-development of the Utopia site.
  - 2.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, reporting many more windows than they have at the moment. Utopia has previously turned ventilation openings in their walls that back onto residents' homes into opening windows previously without consultation.
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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	Mr Mariusz Stochaj Auden Place Tenants' Association	03/09/2013 11:22:21	OBJ

**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 particularly at evenings and weekends etc.

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. Utopia has previously turned ventilation openings in their walls that back onto residents' homes into opening windows previously without consultation.

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

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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	Mrs Coleen Andrews	05/09/2013 13:37:57	OBJ

**Response:**

This application is insane. First, eliminating businesses in Primrose Hill will be extremely detrimental to the community. Primrose Hill has already lost a lot of businesses in the last 12 months. Secondly, this space is not nearly large enough to host 57 homes, that is more than doubling the population in the square of fitzroy, chalcot, gloucester and edis streets. There is zero outside space, one exit and few parking spots. Surely that is a hazard for multiple reasons. That is potentially 350+ people entering/exiting through one exit point. Insane!!

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<b>Application No:</b>	<b>Site Address:</b>	<b>Case Officer:</b>	<b>Consultees Name:</b>
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Mrs Laura Lomer

<b>Received:</b>	<b>Comment:</b>
04/09/2013 19:54:39	OBJ

**Response:**

This development would dramatically disrupt the local area with pollution, noise, contamination and increased traffic. My daughter is already battling a chronic cough. It would disturb wildlife in the area and get rid of much needed jobs. That is my objection on technical grounds.

It will quite simply cause massive disruption to the area, to my neighbours and family.

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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:**

Ms Doro A Marden

**Received:**

05/09/2013 09:40:45

**Comment:**

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.

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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	Mr John D Emanuel	03/09/2013 18:03:07	OBJ

**Response:**

I object to Utopia Village, an area of work activity in Primrose Hill, becoming further housing as it is central to the character of the area that people can both live and work there. The combination of residents and workers from both living locally and coming in provides enough trade support for the local shops and restaurants to keep the area vibrant. Replaciing Utopia Village with more houses would threaten local amenities, in particular the shopping area, and residents would have little alternative other than to add to the traffic congestion on their way to supermarkets. The area abuts high density housing and the pressure on parking and traffic congestion would degrade the area.

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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	Dr Pamela J Murphy	05/09/2013 09:29:16	OBJ

**Response:**

I am a long time resident to Primrose Hill. Our village has very little commercial office space. Utopia Village is one of the only commercial office spaces available to businesses. We do not need more overpriced housing developments in our village. We need to maintain our village as it is. This is completely a wrong move, that promotes landlords to continually make rental costs higher and higher and I for one am fully against it.

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<b>Application No:</b>	<b>Site Address:</b>	<b>Case Officer:</b>	<b>Consultees Name:</b>
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Mrs fiona nahum

<b>Received:</b>	<b>Comment:</b>
03/09/2013 17:13:10	OBJ

**Response:**

I do not think my previous email to you was sent.

My objection is that having a large number of vehicles when building would be disastrous for the area as they all go in one entrance. When built there would be congestion from the increased number of cars. There would be added noise and pollution. There are already not enough parking spaces for residents to ensure getting a space so more permits should not be given out. It would also be dangerous from the point of view of emergency vehicles getting access.

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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	Ms Elizabeth EJ Green resident	05/09/2013 13:09:25	COMMNT

**Response:**

I have lived in Primrose Hill, an extremely unique village due to its diversity, for 20 years and have seen many changes over that time and have been for some and against others. I am very much AGAINST this change of use in this long standing 'village' within the village. Utopia houses many small, thriving businesses, all or most of whom patronise local businesses and keep the area alive and prosperous during the day. If use was changed to residential, there would also be an enormously negative impact on parking in the area which is already stretched to its limits with many residents driving around attempting to find a parking space. I am definitely AGAINST this proposal.

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<b>Application No:</b>	<b>Site Address:</b>	<b>Case Officer:</b>	<b>Consultees Name:</b>
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Dr William T Bordass

<b>Received:</b>	<b>Comment:</b>
04/09/2013 17:11:07	OBJ

**Response:**

I have lived in Princess Road since 1975. The area benefits hugely from mixed residential and business uses and from affordable property for businesses, as has been recognised in Camden's planning policies.

The conversion of the whole of Utopia Village to residential would be destructive of this special character and would also set a precedent for the residential conversion of similar sites. I therefore object to the application, as does my wife Mrs Mary E E Bordass.

Please could you advise us of the committee date. Thank you.

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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	Mr jason morais	05/09/2013 22:54:07	OBJ

**Response:**

Dear Camden Council, This will be a disaster for the area. As well as taking away the creative working offices that are currently there but the building works will be a massive upheaval to the area. To have so many residential properties in such a small area will dramatically change the atmosphere of Primrose Hill and will no doubt lead to parking issues. I did not receive a consultation letter with regards to this proposed development - please send one to my address and ensure an appropriate extension is allowed for me to comment. best Jason Morais

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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	Miss Geraldine M Moloney local resident	05/09/2013 17:29:19	OBJ

**Response:**

I am writing to object to the proposed development of Utopia Village and the change of use from business to residential units.

One of the best things about the area is the mixture of residential and business properties. The creative nature of many of the businesses further adds to the very distinct identity that Primrose Hill enjoys. For business premises to be further eroded would be detrimental. Seems like a cynical ploy to exploit the increase in residential property values.

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<b>Application No:</b>	<b>Site Address:</b>	<b>Case Officer:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Ms Michelle Cuttler	04/09/2013 20:21:12	OBJ

**Response:**

I strongly object to the proposed change of use from around 27 units of office space to 57 residential units.

The proposed over-development of the area is likely to lead to substantial parking problems. This scale of residential development will aggravate the already-strained parking situation in Primrose Hill.

I am also concerned about increased noise from the high-density development.

Finally, the daytime office trade sustains local merchants. Losing office space to residential development threatens the livelihoods of the independent merchants that make Primrose Hill (and London) special.

Please deny this request or facilitate a process for substantial community input for a balanced development of the site.

**Application No:**

2013/5111/P

**Site Address:**Utopia Villiage  
7 Chalcot Road  
London  
NW1 8LF**Case Officer:**

Tania Skelli-Yaoz

**Consultees Name:**

Mr James M Kennedy

**Received:**

04/09/2013 20:18:17

**Comment:**

OBJ

**Response:**

Please see comments made in a letter dated 4 September 2013 faxed this evening to Ms Skelli-Yaoz on the fax number provided on the Camden planning website.

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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	Miss clare f latimer	03/09/2013 21:11:23	OBJ

**Response:**

I TOTALLY object to this massive change of use in Primrose Hill.

It affects literally hundreds of neighbours and recently we have had enough disruption with endless basements etc being built. The change of use would change the whole face of the area, parking would become worse and the area would be too crowded with residents when there is this wonderful space for a local and great working enviroment. We as a neighbourhood will take this very seriously.

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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	Dr Abi Berger	03/09/2013 21:05:36	OBJ

**Response:**

Please would Camden Council use Article 4 - Powers to place a restriction and limit "permitted development" to prevent Primrose Hill losing its unique character of a residential and business community.

Primrose Hill is not designed to be surburbia nor would survive the loss if multiple businesses in the area.

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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	Ms Sophie Levi	03/09/2013 12:22:30	OBJ

**Response:**

I strongly object on the grounds that it will be to the detriment of the area socially and economically to lose the business space. Jobs will be lost, businesses closed.

Other local shops and businesses such as eateries will suffer from less daytime custom. Utopia village and it's occupants are vital contributors to Primrose Hill life.

There are plenty of other places where housing can be made without destroying viable and valuable local enterprises. These factors should count to you the planners who we trust as residents, employers and employees in the area to keep the area alive.

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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

Ms anna m Bradford

05/09/2013 13:26:18

OBJ

**Response:**

Apart from the fact that Utopia Village is part of the ethos and wonderful style of Primrose Hill, still in the middle of the debacle in Chalcot Road, to put residents through something like this again would be criminal.

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<b>Application No:</b>	<b>Site Address:</b>	<b>Case Officer:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Mr leonidas mezilis	04/09/2013 09:35:41	COMMNT

**Response:**  
The decision made is not appropriate, sorry!

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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:**

Mr leonidas mezilis

**Received:**

04/09/2013 09:33:38

**Comment:**

COMMNT

**Response:**What you are trying to do is just simply wrong!!!

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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:**

Mr leonidas mezilis

**Received:**

04/09/2013 09:37:17

**Comment:**

COMMNT

**Response:**

Totally wrong decision. Think again!

Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Mr Terry Goodfellow	04/09/2013 09:37:18	OBJ

**Response:**

This proposal will have a bad effect on the neighbourhood. It will cause huge disruption and cause major parking problems and will be especially unpleasant for neighbouring properties causing a great increase in noise and traffic. I suspect that the applicants want too cash in on the rising property market at the expense of existing residents.

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<b>Application No:</b>	<b>Site Address:</b>	<b>Case Officer:</b>	<b>Consultees Name:</b>
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Mr Anthony Holbrook

<b>Received:</b>	<b>Comment:</b>
03/09/2013 20:54:53	OBJ

**Response:**

Another unwelcome unwanted development, badly presented and very poorly thought out.

The car issue alone should be enough as there are 21 parking spaces for at least 57 proposed residents that's assuming each has only one car, the pollution traffic jams and danger to local children on the street make it intolerable.

Fire and emergency access will be almost impossible causing hazzards to local residents just another overdevelopment in this historic consevation area must be stopped.

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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	Ms Doro A Marden	03/09/2013 19:18:56	OBJ

**Response:**

I am very concerned at the loss of business units in Primrose Hill - the mix of residential adn business use is what gives Primrose Hill its character and history. Loss of jobs and of people coming in to the area and using shops and pubs etc will impact badly on local business,

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<b>Application No:</b>	<b>Site Address:</b>	<b>Case Officer:</b>	<b>Consultees Name:</b>
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Mr Richard Bassett

<b>Received:</b>	<b>Comment:</b>
05/09/2013 16:35:29	OBJ

**Response:**

I find this incredible and am in the process of alerting the press about this decision; especially as the warning notices of this decision have mysteriously vanished!!!!

I am a PH resident and after debacle of Chalcott Yard, there should be not major development like this again...it would be a disgrace and people should look into why these developments are being agreed!

Eutopia Village adds to the character of the area, and to develop this over a period of time into even more flats would be ridiculous. The amount of lorries, dust, dirt, noise is incredible now with this latest development...let alone another one. PH is a quiet area, with a lovely mix of people in various types of property. The fact that developments like this are being considered are worrying many local residents; of all types.

This should not be allowed, also as many local shops rely on the fact that the offices buy various food produce/drinks etc. during the day...I'm sure that their own businesses will be hit badly by a positive decision .

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<b>Application No:</b>	<b>Site Address:</b>	<b>Case Officer:</b>	<b>Consultees Name:</b>
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Miss Cristina Vazquez-Guillen

<b>Received:</b>	<b>Comment:</b>
02/09/2013 19:02:23	OBJ

**Response:**

We are the owners of 17A Fitzroy Road and we haven't been consulted or notified about this.

We have just been told by a neighbour but we consider that we should have been sent a letter given the extremely important nature of what this Utopia village people plan to do. We normally get letters for the smallest of things, like the removal of trees, so we are extremely surprised and disappointed about this lack of information that we deserve as part of the Primrose Hill Area and the decision of making this consultation in Summer when many people are on holidays and even the council officer is not back until the 4th of September. It is really outrageous.

We absolutely OBJECT to this overdevelopment of a land that is part of a conservation area and that will affect hundreds of homes and the nature and amenity of the area.

Transport Impact and also Contamination impact should be assessed. Also there are several inaccuracies regarding the proposed development.

Given the extreme importance of what they propose to do , there should provide exact details of design and building specifications.

Everything is very vague. WE UNEQUIVOCALLY OPPOSE TO IT.

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<b>Application No:</b>	<b>Site Address:</b>	<b>Case Officer:</b>	<b>Consultees Name:</b>
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Mr Jonny Bucknell

<b>Received:</b>	<b>Comment:</b>
04/09/2013 22:13:52	COMMNT

**Response:**

I would like to object to the proposal.

1. The change of use from business to residential would have a huge impact on the economy of the area which relies on the mixture of business and residential.

There is a steady demand for commercial premises. I note the high occupancy rate cited on Utopia Village's website.

2. The proposals are over development and out of character with the rest of the area.

3. The additional demand on parking would have a significant impact on the area. It would cause the local roads to overload and block up the mixed use residents and pay and display bays on Regent's Park Rd. This would have a detrimental effect on the shops.

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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:**

Mr jean-christophe slowik l'absinthe restaurant

**Received:**

02/09/2013 16:11:11

**Comment:**

OBJ

**Response:**

i think that the change of use for utopia village will be very negative for all the local shop depending on all the office worker as it is not the only one to do so in primrose hill.  
this will also have a negative impact for the car parking around the site.thank you vey much

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<b>Application No:</b>	<b>Site Address:</b>	<b>Case Officer:</b>	<b>Consultees Name:</b>
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Mr Dan Tapsell

<b>Received:</b>	<b>Comment:</b>
03/09/2013 09:30:34	OBJ

**Response:**

We haven't received any info or consultation letter from Utopia Village, on any plans to redevelop UV  
- until a circular from the Gloucester Avenue Residents Group arrived yesterday.

As one of the affected properties listed on the planning application, we would like more information.

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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	Mr anthony hallgarten	04/09/2013 15:10:55	OBJ

**Response:**

I am saddened by the possibility of Primrose Hill losing its diversity. The offices and those who work in them bring a vibrancy to the community, which will be lost if the area becomes a residential ghetto for the rich. If the Government attaches any importance to "localism", it should heed voices such as mine.

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<b>Application No:</b>	<b>Site Address:</b>	<b>Case Officer:</b>	<b>Consultees Name:</b>
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Ms Linda Johnson

<b>Received:</b>	<b>Comment:</b>
03/09/2013 14:39:37	OBJ

**Response:**

I am writing to object to this proposal. Not only would the change of use to residential units lead to the loss of jobs within the office site itself, but this would have a knock-on effect on all the local cafes, sandwich shops, pubs etc. that service the workers on a daily basis.

There are other similar proposals in the pipeline and together they would irreversibly change the character of Primrose Hill. It has always been a mixed residential-office-artisan-commercial neighbourhood which is vibrant and lively both day and night. This proposal would start a trend turning it into a quiet and dead central up-market dormitory. It would kill the essential character that draws so many people to the neighbourhood in the first place.

In addition, extra pressure would be put on parking and access as 55+ housing units are planned, but with less than half that many parking places. On-street parking would be put under pressure.

Finally access to the site is limited and would cause real problems for the emergency services.

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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	Mr Ian Rose	05/09/2013 08:19:56	OBJ

**Response:**

I am the owner of the long lease of (i) Ground Floor Flat, 16 Chalcot Road NW1 8LL; and (ii) Basement Flat, 16 Chalcot Road NW1 8LL, and I am also the majority shareholder and a director of 16 Chalcot Road Management Company Limited, which is the freeholder of 16 Chalcot Road NW1 8LL (although I am submitting these comments in a personal capacity and they may not reflect the views of any other shareholder or director).

I am extremely concerned about the impact of this proposed change of use. In particular, any change to residential use would substantially increase traffic. The area currently already has too much traffic, which already negatively impacts on what should be a quiet residential area. Traffic to Utopia Village is currently restricted to daytime business traffic and to change this to constant residential traffic, possibly in excess of 100 cars, would cause noise, environmental harm and congestion as people search for parking spaces which do not exist. Moreover, I would be concerned about the risk to life and property caused by traffic blocking emergency vehicles, and also the dangers of speeding cars in particular when the local school is operating.

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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	Mrs Joanna Reeves	03/09/2013 11:02:37	OBJ

**Response:**

I wish to object to the change of use from offices to residential.

57 residential units would increase traffic and parking difficulties enormously, with inadequate parking spaces provided on site. As offices, Utopia Village is quiet at weekends and in the evenings; the reverse would be the case if the offices were turned into dwellings, and the surrounding homes would be disturbed and overlooked at weekends and in the evenings.

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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:**

Miss Susan Knight

**Received:**

04/09/2013 09:53:34

**Comment:**

COMMNT

**Response:**

Primrose Hill has been defined as a Conservation Area much valued for its mix of commercial and residential properties. This proposal is completely out of line with neighbourhood policies and I object in the strongest terms.

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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	Ms hazel summerfield	03/09/2013 17:15:02	OBJ

**Response:**

Because of parking constraints Primrose hill already has more than enough residential user. what it does not have is suffecient jobs/offices etc so that the area can remain/ become once more an area in which people both work and live as a mixed income mixed employment area. Converting the last remaining substantial office/work space into residential use turns Primrose hill into yet another dormitory suburb. It will also increase comuting by driving residents to have to commute to commercial areas.

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<b>Application No:</b>	<b>Site Address:</b>	<b>Case Officer:</b>	<b>Consultees Name:</b>
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Mrs fiona nahum

<b>Received:</b>	<b>Comment:</b>
03/09/2013 09:34:21	OBJ

**Response:**

We object extremely strongly.

We had no letter notifying of this and heard by accident just a day before the final date.

There would be huge disruption in chalcot rd as this is the only vehicle access to the site.

There would be huge noise disruption.

There would be huge disruption to the gardens behind utopia village.

It would change the mixed nature of the character of Primrose Hill.

We have extreme concern

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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	Dr Anne Ramsay Bowden	04/09/2013 22:09:51	OBJ

**Response:**

I am very concerned about this proposed change of use. Not only will this change the character of the area, but I think that there are significant logistical difficulties in the change of use. Primary amongst those is the issue of parking. Parking for all 57 residential units will not be available within Utopia village and this will lead to increasing competition for residents parking spaces on the street. There will be an increased volume of traffic around Chalcot Road, particularly outside business hours when the roads at present are fairly quiet. Overall I think that it is a great shame to change a unique and dynamic neighbourhood into an overcrowded uni-dimensional set of housing.

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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	Mr Walter Wills	03/09/2013 11:45:53	OBJ

**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.

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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	Miss Philippa E Stewart	03/09/2013 11:45:51	OBJ

**Response:**

I would like to object in the strongest possible terms to this development and to the way it has been handled. 1. Although I own as house that would be gravely impacted by the development I have not received any letter of notification from you and only discovered what was happening by chance. You seem to have a habit of putting through the most controversial applications at holiday time. Why?

2..The proposal itself will destroy one of the few remaining 'industrial' units in Primrose Hill and is not appropriate in a conservation area.

3..Another 57 residential units in the area will impact severely on traffic and parking.

4. Primrose HILL is becoming over-developed.

5. Has any thought been given to possible contamination from the demolition of industrial units?

6. There are bats in part of Utopia Village which would be disturbed - what about your biodiversity action plan?

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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	Ms Fiona Fisher	04/09/2013 16:15:32	OBJ

**Response:**

Lots of car movement will ensue , all through one narrow entrance, and as there could be at the very least 57 cars, this could be a real problem. even if there are only 21 car spaces within the development, the other car owners could drive in and out - or try to - so the ensuing traffic jams, pollution, excessive car movements within the area etc would prove intolerable and should be avoided by not permitting this to be predetermined.

Also CPZ permits should not be allocated to residents in this development as the CPZ in Primrose Hill now means increasingly almost full parking spaces in the zone and it is unlikely that there will be enough space in the zone for at least 36 more cars (57 minus 21)

Fire and other emergency access will be very difficult for this residential conversion, given the parking problems, which is a public transportation and health and safety issue.

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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	Mrs Theresa Hallgarten	04/09/2013 14:40:47	COMMNT

**Response:**

I am a firm believer in mixed communities: of residents of all kinds, rich and poor, and workers - whether office or shops or workshops. A diverse community is a thriving community. Primrose Hill is an attractive place to be in because it has all these, and places like Utopia Village (and the Leeder House complex) bring workers into the area to shop etc and give it the young buzzy feel that makes people want to live here. We do not want to lose this, and the developers are just looking for short term profit and not the future of Our Village. We know the change in planning law has brought this on, but please stop it by whatever means, or make it not attractive enough for the developers to pursue: ie restrict the density of houses, do not allow parking in the scheme or access to CPZ scheme, etc

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

Received:	Comment:
03/09/2013 11:59:48	OBJ

**Response:**

I object to the application for change of use on a number of technical grounds, and urge the council to consider use of Article 4 restricting use of permitted development.

1) Inadequate time frame for local consultation- 21 days in August. I received no letter informing me of the proposal or plans from Camden Planning, discovering the application via a third party. Given the major impact it will have on the adjacent area, and on the conservation area as a whole, this is clearly insufficient for a considered response.

2) Camden Planning have been provided with an inadequate and inaccurate written description of the site and proposed development. The application should be considered under procedure N. Accurate details of design and building spec. (e.g., too many windows) have not been provided. Land boundaries are also inaccurate.

There are also considerations regarding contamination of the site and environmental impact: the tower of Utopia village has been a roost for bats, and they can be seen in the air above Utopia village.

Over-development of the Primrose Hill Conservation area. Start-up and small to medium size business are vital to the local economy. Business units that serve their needs are in short supply: the proposed change of use offers no benefit to the community and will destroy the area's balance of amenities.

3) Transport and Highways:

The transport assessment is inadequate, its conclusions are erroneous, and not suggested by the data. It does not consider knock on consequences. An objective assessment should be carried out.

Access to Utopia courtyard is constrained: increased pop. density will make it more so. Utopia closes at 6pm. Change will involve 24 hour use, with impact greater than predicted data suggests.

Public transport is c.15min from the site. But residents using the local CPZ do not give up their cars for bus or tube they use both. The CPZ runs at full capacity.

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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:**

Mr Christopher Hedley

**Received:**

03/09/2013 12:59:02

**Comment:**

OBJ

**Response:**

We are concerned about the change of mix of residential and business properties in Primrose Hill. We realise that it is a very trendy area and there is a lot of pressure for more housing but feel that there is no room for more residential properties The whole character of the area will be changed.

Christopher Hedley and Non Shaw

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<b>Application No:</b>	<b>Site Address:</b>	<b>Case Officer:</b>	<b>Consultees Name:</b>
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Mrs Wendy Feher

<b>Received:</b>	<b>Comment:</b>
03/09/2013 07:12:39	OBJ

**Response:**

We have grave concerns about the impact of this proposed development and object to its development.

1. In particular, there will be significant transport and highways impacts. There is already limited parking in Primrose Hill which will be further constrained by the existing and in process developments on Gloucester Avenue and Fitzroy Road.
2. It appears that Camden Council has not yet attached any restrictions on the future development of the property. When will the Council produce future restrictions for review?
3. We have reason to believe that the current description of the proposed development is both incomplete and inaccurate.
4. It is concerning that Camden Council has agreed to such a limited Consultation Period for a proposed development that definitively impacts so many residents of Camden.

Thank you for the guidance on how you would like to see requests in the comments.

Request 1: We would like to be notified, prior to closure of Consultation Period, on how this particular Consultation Period was determined and the names of Committee Members who participated in its approval.

Request 2: We wish to be notified of the Committee Date.

Request 3: We want the Consultation Period to be extended until there is:

- a. updated and accurate descriptions of the proposed development
- b. adequate time for residents to be formally and sufficiently notified of the updated and accurate descriptions for review

<b>Application No:</b>	<b>Site Address:</b>	<b>Case Officer:</b>	<b>Consultees Name:</b>
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Ms Alice F Gray

<b>Received:</b>	<b>Comment:</b>
04/09/2013 17:39:36	OBJ

**Response:**

I and my parents Mr David and Mrs Ilse Gray are very concerned about the proposals to change Utopia Village from office to residential.

Conversions such as this will weaken the character of the area, which relies upon a diverse mix of residential and business uses and the availability of business space at reasonable rental levels. They are also likely to affect traffic and parking, and will set a dangerous precedent for the conversion of similar sites in nearby streets.

We therefore object to the proposal.

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

Received:	Comment:
03/09/2013 13:46:27	OBJ

**Response:**

I object to a useful space for offices being converted into what will contribute to making Primrose Hill into a mere dormitory.

The area is special because it has always been MIXED residential (affordable and alas totally UNaffordable), commercial and work district.

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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	Peter Wagstaff	05/09/2013 12:30:53	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

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

<b>Received:</b>	<b>Comment:</b>
03/09/2013 08:41:30	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.

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<b>Received:</b>	<b>Comment:</b>
02/09/2013 14:37:31	COMMNT

I wish to object on technical grounds to the Prior Approval Class J Change of Use (B1 to C3)

1. INADEQUATE TIME FRAME OF CONSULTATION. This comes during the holiday period and is inadequate considering the impact on residents; I did not receive any letter from Camden, nor did neighbours at 119 Gloucester Avenue (even the case officer Tania Skelli-Yaotz dealing with the application is on holiday)

(a) INADEQUATE AND INACCURATE written description of the proposed development;

(b) INADEQUATE AND INACCURATE plans 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 windows facing houses, the new plans show many MORE WINDOWS THAN EXISIT AT PRESENT. Residents need detailed information

3. THE DEVELOPMENT SHOULD BE SUBJECT to the following professional evidence based assessments for:

(a) TRANSPORT AND HIGHWAYS IMPACTS of the development. In particular the impact on parking and safety issues. 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 basement

4. The council should use their ARTICLE 4 powers to place a restriction and to limit ‘permitted development’ (The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 No. 1101Article 6 <http://www.legislation.gov.uk/uksi/2013/1101/rt/6>

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>)

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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	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
-

<b>Application No:</b>	<b>Site Address:</b>	<b>Case Officer:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	John B Van de North	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 patterns-- 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'
  2. The development should be subject to the following condition and determination should 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.  
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 considering the huge potential impact on residents; many residents have not had the letter from Camden
  4. ENVIRONMENTAL CONCERNS - Bat roost and habitat
-

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

<b>Received:</b>	<b>Comment:</b>
04/09/2013 12:24:09	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.

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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	Dick Bird	04/09/2013 16:23:49	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.

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

<b>Received:</b>	<b>Comment:</b>
02/09/2013 16:57:06	COMMNT

**Response:**

ALL MY OBJECTIONS ARE ON A TECHNICAL BASIS:

1. The council should use their ARTICLE 4 powers to place a restriction and to limit 'permitted development'.
  2. The development should be subject to the following condition and determination should specifically consult neighbours and produce a professional evidence based assessment for:
    - (a) TRANSPORT AND HGIHWAYS 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.
  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
  - &#169; 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.
-

**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.

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