

6th September 2013

Ref: Planning App 2013/5111/P Utopia Village

Dear Ms. Skelli-Yaoz,

I am writing to register my strong objection to the proposed change of use from offices to 57 residential units at Utopia Village.

With reference to schedule N (3) of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013: the development is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

- a) The gates to Utopia village are currently locked between 9pm and c.7am. Residential use would mean 24 hour access, 7 days a week. This constitutes a material change in the character of traffic.
- b) Robert West's analysis in "TRAVL Outputs" Appendix A is deeply flawed. The three locations used (in addition to Camden) are Lambeth, Tower Hamlet and Waltham Forest. These are three of the very poorest London boroughs where car ownership can be expected to be significantly lower than that of the prospective residents of Utopia Village, located as it is in an area where property values are some of the highest in London.
- c) No reference to the school, located within 200m of the site, already causing huge congestion in term-time before one considers the impact of the proposed 57 new residences and their accompanying vehicles. Utopia Village only has parking for 20cars max – the spill-over will greatly add to this congestion and pose a risk to schoolchildren in the newly imposed 20mph zone.
- d) Robert West's assertion that "the proposed 57 unit residential scheme has a much smaller footprint" is plainly wrong. Basic common sense is that turning 20 offices where the vast majority of employees arrive via public transport / on foot during normal working hours on 5 days a week to 57 high value flats accessible 24 hours a day, 7 days a week where each resident is likely to own at least one car is likely to result in a much HIGHER footprint.

I will not reiterate the points made in other objections regarding wildlife, mixed use, loss of jobs etc but do urge you to consider these in the context of the legislation which stipulates:

(8) The local planning authority shall, when determining an application—

(a) take into account any representations made to them as a result of any consultation under paragraphs (3) or (4) and any notice given under paragraph (6);

(b) have regard to the National Planning Policy Framework issued by the Department for Communities and Local Government in March 2012 as if the application were a planning application; and

I therefore hope that you reject this application for prior approval.

Regards,

John Vohryzek-Samuel.

