

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

Received:	Comment:
03/09/2013 13:42:04	OBJ

Response:

I urge the Council to invoke their Article 4 powers to limit 'permitted development' as defined by the recent law in this case. The site has limited parking availability and would put pressure on the surrounding area. The access for emergency and refuse vehicles is severely restricted and could result in a significant fire risk in a densely populated area. Aside from these issues, the proposal is inadequately outlined and the period of consultation far too short for the 120 households which are affected to understand the implications of this change of use, which will be profound. I agree that this plan should be referred to the Secretary of State as an over-development of a Conservation Area. Utopia Village businesses provide employment for local people, and patronise local shops in a way that housing would not. This community values and is built upon a mix of housing and small business. I urge the Council to reject this proposal for Change of Use.

Application No:

2013/5111/P

Site Address:

Utopia Villiage
7 Chalcot Road
London
NW1 8LF

Case Officer:

Tania Skelli-Yaoz

Consultees Name:

Mr Julian Skinner

Received:

03/09/2013 15:03:04

Comment:

COMMNT

Response:

Just to say I have arrived home from holiday to find I have 2 days in which to comment on these proposals. I have had a quick look through and there is a lot of complex information to digest for a layman. As I live directly next to the proposed development I will definately be making further comments if I think the proposals innappropriate. I thought I should make this initial contact because of the urgency of the matter. It all seems a bit rushed to me.

Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/5111/P	Utopia Villiage 7 Chalcot Road London NW1 8LF	Tania Skelli-Yaoz	Rebecca Halliwell	03/09/2013 17:34:53	COMMNT

Response:

We wish to object to the proposed application to change Utopia Village from offices to 57 residential units.

1. We oppose the development in terms of traffic impact in an already densely populated area. The additional flow of traffic and parking would have potentially serious implications for the area.
 2. We also oppose due to safety implications for access into Utopia Village for emergency vehicles. There are only two narrow entrances/exits. Additionally the increased volume of traffic and housing will have an impact on the speed and ease of access for emergency vehicles into the whole nearby area.
 3. We understand that there is a potential contamination risk on the site due to previous industrial use and therefore oppose any works that may expose any contamination.
 4. We strongly object to the inadequate time frame of consultation and the fact that it has all been conducted during the holiday period.
 5. We have lived in Edis Street for over 20 years and regularly watch bats flying in the gardens between Gloucester Avenue and Utopia Village. This major work proposal would damage and probably destroy their home.
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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	Mrs Caryn Deeley

Received:	Comment:
02/09/2013 20:35:02	OBJ

Response:

I cannot see the plans in detail from my ipad and have not seen any other details in respect of this development but we live on Gloucester avenue and our garden backs on to Utopia village. We are extremely concerned that windows will be incorporated into any residential development which means that our garden and children's bedrooms may become overlooked. In addition we have glass sliding doors leading from our only living space to the garden. We have no need for curtains or blinds on the doors and window to our living room. We currently enjoy complete privacy in our home and strongly object to any invasion to this privacy that the Utopia Village residential development may cause.

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

Received:	Comment:
02/09/2013 20:25:53	OBJ

Response:

I object to the application made as I believe along with all other local residents that it will have a devastating and dramatic affect in the area.

Firstly the new properties will add extra demand in the local area for parking spaces and school places. The area is pretty much at full capacity. The development of this area will cause chaos for locals, when the building trucks attempt to move into a narrow area which is heavily residential. This will increase the risk of road accidents and also have knock on affect on the local businesses. I believe this will also affect access for emergency services and for refuse collection.

The proposed site has a history of industrial use, and development rises the question of contamination. Even if no ground works are being applied, for this may change in the future. I believe it is only fair that a restriction is put in place, for future development to limit the height or work done to basements.

The documents provided do not provide enough clarity on design. Land boundaries on the documents and not substantiated. The consultation time was placed during the holiday period, a number of local, myself included have been away. I believe this was done intentionally to ensure residents miss out on making objects for this project.

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

Received:	Comment:
03/09/2013 13:20:58	OBJ

Response:

Parking is an issue with 57 units in a space where only 21 designated spaces.

And question access for emergency vehicles especially fire engines.

Conservation area with mixed use being turned into a dormitory given this is one of several applications for change of use being made in the area.

Request the council to use their ARTICLE 4 powers to place a restriction and to limit 'permitted development'

NB I did not receive a letter about this application despite my address being on the list in your documentation. I was alerted to the application by neighbours.
