

Camden Council Customer feedback and enquiries

Comments on a current Planning Application - Ref. 9412205

Planning Application Details

and waste removed from site.

Without plans I am worried about the risk of dust and building debris contamination to the residences above the office spaces, given the enclosed site with high buildings on both sides.

For the new residences on the ground floor has the lack of ventilation been considered due to the parking spaces, and thus vehicle exhaust fumes, being in immediate proximity to both sides of the flats?

Given that the car parks are used early in the morning and late into the evening, outside of current office hours, does the sound proofing and access to light need to be investigated further?

The current plans show no details on how the ground floor residences will be accessed as there are active parking areas on both sides of the block and no clarity on new entrances. There is no safe walking space between the car parking spaces for residents to access the buildings from the sides without endangering themselves and other people's property.

The proposed development at Bruges Place, Baynes Street, bears little similarity to the example provided in Norfolk given the increased scale of development, busier access streets to either side, new entrances for residents required and the built up nature of the surrounding area. I feel that a detailed set of plans is required before this development proceeds.

If you wish to upload a file containing your comments then use the link below

No files attached

About this form

Issued by

Camden Council
Customer feedback and enquiries
Camden Town Hall
Judd Street
London WC1H 9JE

Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 9412205

About this form

Form reference

9412205

Sent: 19 May 2014 17:07

To: Planning

Subject: Comments regarding Application 2014/2866/P

Karen Scarisbrick
Camden Regeneration and Planning Development Management London Borough of Camden
Town Hall Judd Street London WC1H 8ND

Dear Ms Scarisbrick,

Regarding: Change of use from office (B1a) to 27 residential units (C3) at 15-20 Baynes Street

Having reviewed the plans and supporting documents regarding the above property I wish to raise my concerns about the proposed development proceeding without the need to apply for planning permission.

I am concerned that there will be a marked increase in footfall (and that of children) exiting the new residential spaces through the current office entrance that lies between two parking gates onto busy streets. Further clarity should be provided regarding entrances and exits.

Without any works plans detailing site office locations and storage spaces I am concerned about the disruption to traffic on Randolph Street and Baynes Street given that both are very busy routes and could see severe congestion during the building phase as materials are delivered to site and waste removed from site.

Without plans I am worried about the risk of dust and building debris contamination to the residences above the office spaces, given the enclosed site with high buildings on both sides.

For the new residences on the ground floor has the lack of ventilation been considered due to the parking spaces, and thus vehicle exhaust fumes, being in immediate proximity to both sides of the flats?

Given that the car parks are used early in the morning and late into the evening, outside of current office hours, does the sound proofing and access to light need to be investigated further?

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Yours Sincerely,

S Kanagaratnam

