

RECEIVED

Planning application number... 204/1672/P.

Planning application address... ASF Garages Ltd, 138 Highgate Rd

I support the application (please state reasons below)

I object to the application (please state reasons below)

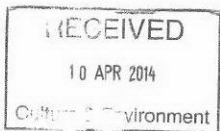


Your comments

I object to the application because.

- ① Noise from premises will cause disturbance. ~~Especially~~ especially related to shops opening / deliveries
- ② Parking - there is already limited parking & lack of parking is disruptive & not environmentally friendly. Traffic is already terrible
- ③ Lighting will be compromised.
- ④ Size of construction too big.
- ⑤ Not in keeping w surrounding areas!
- ⑥ Privacy compromised

Please continue on extra sheets if you wish



To whom it may concern,
I am writing to object to the planning proposal application number 2014/1692/P. a three storey proposal with shops 138-140 Heugate Rd, NWS1PB.

The proposal is well out of keeping with the neighbourhood. It is too tall and bulky. The maximum building that should be allowed on the site is one storey.

As proposed it 'fills in' the line of ancient green spaces on either side of Heugate Road. It would completely choke the site.

The development would also seriously block light and be oppressive to the residents of Denyer House. Such plans show a callous disregard for the people who live there.

I live in the area and one of the pleasures of the neighbourhood is to walk up and down College Lane, a very old thoroughfare that buffers the pedestrian from the traffic of Heugate Road. It has an openness and unique quality that should be retained. Camden should be proud of it.

At present the garage site is open. It is not particularly attractive but its openness

means it does not seriously infringe on the adjacent green areas, whereas the proposed buildings would, seriously.

Stops are proposed but are not required. They would be superfluous.

The design of the building is out-of-character with anything in the vicinity. It's construction would add noise and some traffic pollution to the area.

It's a bad choice for the site which would ideally be made into a green public space where people could relax.

I am sure that if Camden could think to revert it once more into a green space that local people would help raise money to purchase the site.



①

Dear Ben Le Mare

Application number: 2014/169:

I'm writing to explain my objections to application for the redevelopment of ASF Garage and Petrol Station in High

Objections

- The footprint of the proposed develop
The proposal to build a 3-storey building is inappropriate for the space. The current building has a footprint and a volume of approximately 529. You can see from these figures the new build will greatly exceed the existing footprint. This, as you know, will have an impact on the open green space currently available for community use southwards from the western end of Chetwynd Road. So,

②

building and its encroachment on the small green space.

- The encroachment on the green space
I would strongly urge that the ASF and Petrol Station and ^{be} demolished. and that the resulting empty space turfed over to extend the current green which stretches in front of Grove Terr the boundary of the current Garage. would make a much better use of the land for adults and children, and wo this small corner of Highgate Road. T you were to stand at the northern e of the current green space stretching to Highgate Road, you would see a open space stretching down southward to the railway bridge, providing more and recreational space for children as This would be in keeping with the or historic purpose of this ancient "land".

③

House would be seen standing on the ridge with an unobstructed view of Highgate Road, and protected by traffic by the narrow belt of "concrete". Further, the roofscape of the Grove houses, the Chapel and Denver House line and of the same height. By the green space over the land curve occupied by the ASF Garage and past the line of the "common land" which is parallel to the houses, the chapel and Denver House would echo the roofscape behind.

• Traffic and pollution

Denver House stands well back from Highgate Road. This was designed to protect it from the noise and pollution of traffic volume of traffic (cars, buses, lorries) which has grown enormously since the construction of Denver House. There ^{are} frequent traffic intersections between Chetwynd Road and Highgate Road which is ^{often} heavily congested with long queues.

(4)

engines running while waiting to me contributing enormously to pollution. the proposal to build ~~repair~~ and resid units so close to this busy, narrow The health of new residents will be noise will be intrusive, and pollution

• Building of shops

As you will know there is a short terrace of shops on the west side of the road the new proposed build. The proposal for shops is unacceptable. Some of the shops are struggling - two are boarded up. It does not need more shops here, because south of this terrace, on the other side of the railway bridge is another longer terrace of shops. Together they provide for most of the shops. If shops are built in the proposed area there will be more traffic, and, moreover, it's hard to see how they would park goods on this narrow part of High Street with traffic lights at the intersection

⑤

the proposed development

- Damage to the environment

There are five, mature trees on the "commonland", with roots that spread under the ground. Any excavation for building of foundations near them the roots, and is likely to kill or harm trees. Trees, as you know help to clean air, absorbing CO_2 and giving out very small contribution to air pollution. For residents of Denver for many months of the year these trees a green canopy for them to look which hides the traffic on Highway

In conclusion (!) I'm enclosing a piece The Guardian, describing a movement of 'biophilic' cities. The issues relate directly the proposed development of this same green space.

Birmingham joins growing network of greener cities

Steven Morris

The city of Birmingham is renowned for its industrial history, cosmopolitan communities, extensive canal system (larger than that of Venice) and, at a push, its football clubs. Now England's second city has another claim to fame: it has joined the likes of San Francisco, Wellington and Oslo in a global network of "biophilic" cities - urban centres celebrated for their green credentials, their open spaces and their links to nature.

The idea behind the network is that nature is, or should be, central to a happy, healthy and meaningful life - not only for country dwellers but also for those living in cities.

Birmingham, the first British city to be invited to join the Biophilic Cities network, is pledging to work with eight others internationally to examine ways of ensuring that residents in the inner city and suburbs are linked to nature.

City councillors welcomed the status. James McKay, a member of the council's cabinet whose portfolio includes green matters, said Birmingham was committed to becoming one of the world's most environmentally friendly cities. "We are committed to ensuring our city has a green future," he said. "Birmingham stands to gain a great deal in what we can learn from these global green cities."

Biophilia is a term popularised by the American biologist EO Wilson as a way of describing how, in his words, humans are "hard-wired" to need connection with nature. In Wilson's words: "Biophilia is the innately emotional affiliation of human beings to other living organisms."

The Biophilic Cities network is aiming to find ways of ensuring this need is met in the world's urban centres.

Prof Tim Beatley, chair of the department of urban and environmental plan-

ning at the University of Oregon, is the project's director. He said the support for biophilic design - green spaces in work places, hospitals and homes - had been growing dramatically. "Less attention, however, has been focused on the city or urban scale, despite the fact that the planet continues an inexorable trend in the direction of urbanisation," he said. "Urban residents need nature more than ever, and much work is needed to find creative and effective means for incorporating it into urban environments."

Beatley, in Birmingham this week for a conference on urban trees, said: "I'm pleasantly surprised - Birmingham is a remarkably green city." He visited Sutton Park, a national nature reserve and the largest urban park in Europe and was impressed by the refurbished canal basins



Birmingham's green spaces already include squares, canal basins and the largest urban park in Europe

that provide relief from the pubs and clubs of teeming Broad Street and by the greenness of some of the city's squares.

Nick Grayson, climate change and sustainability manager at the city council, said Birmingham faced many and varied challenges, ranging from a surprising tendency to be hit by flooding - though it has no major river - and inner-city neighbourhoods that turn into "urban heat islands" when the temperature soars.

Grayson reeled off the figures that show how green Birmingham is - it has 571 parks, more than 3,500 hectares of public accessible space, 250 miles of urban brooks and streams - though he emphasised that the biophilic status should not be taken as recognition that Birmingham has done enough. "But the way to...

Telephone number... 07875 839503

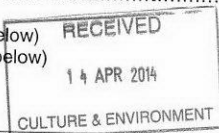
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Your comments



The proposed development is too high. It will block/reduce light into some of the flats in Denyer House and will create a secluded "corridor" between the development and Denyer House where I will feel less safe. It will also dwarf the open green space to the South of the proposed development.

There ~~is~~ is no demand for new shops in the area.

There is already a vacant shop opposite the site.

It has been unoccupied for over two years.

As an aside, I found it very confusing to receive two different applications on as many days. I received this application the week after it's dated.