



1 Leighton Grove

London

NW5 2RA

6th February 2014

Mr Ben Le Mare

Planning Services

Camden Town Hall

Argyle Street

London

WC1H 8ND

Application Ref: 2013/7338/P

Dear Mr Le Mare,

I am totally opposed to the plans to build flats on the Willingham Garages site in Kentish Town behind me home. I note that plans for 10 flats were rejected a decade ago and yet now the council has resurrected the plans - but for 18 flats! - simply because it is short of cash and desperate to flog off any 'spare' land where it can make a quick buck. This is not democracy is action.

I would like to remind you of the council's responsibilities as a corporate entities - that is, it's mainly different strands are supposed to represent to people of Camden in a unified way. The council ploughing ahead with this money-making scheme purely because Central Government has slashed its funding in no way represents the people of Camden, in particular the residents who would be affected by this development were it to go ahead.

I note that Pocket has now scaled down its plans - reducing the number of flats from 22 to 18 - in light of residents' objections, despite one of their representatives insisting at one of the resident consultation meetings that the only way the project would be viable was if they built the full four storeys as originally proposed. This was clearly a lie. If the plans are feasible based on a scaled-down version, then could they not be scaled down further - to a two-storey or even one-storey development?

My original objections to the plans remain in full - the site is too small for any kind of housing development and the site would be better used to provide a playground for local children or an area of open (green?) space for the residents to enjoy and which is in such short supply.

Even with three storeys, my flat and adjacent properties on Leighton Grove would be hideously overlooked - the development would be just feet from our back gardens and present us with an eyesore of a brick wall to look at from our back rooms. It would also still block out the light, the view, and cause a sense of claustrophobia which anyone living in such a busy city as London knows is the last thing a residents needs.

Further concerns would be the depreciating effect on the value of our properties - is this something the council is proposing to recompense us for?

Finally, what is the council's view of the "development capacity" of the site (as mentioned in the document for Tuesday's Housing Committee meeting)? And why have residents not been briefed on the conditions that would be attached to any planning consent preventing future overdevelopment by another owner of the site assuming the sale to Pocket Homes goes ahead? And what would/could these be?

Yours sincerely

Nick Hodgson

1 Leighton Grove

