

**Jennings, Tina**

---

**From:** [REDACTED]  
**Sent:** 20 December 2013 12:58  
**To:** Planning  
**Subject:** Planning Application 2013-7646-P 79 Camden Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Orange Category

Conor McDonner  
Camden Regeneration and Planning

**Re: Planning Application 2013-7646-P**

With regard to the above I live on the corner of Wilmot Place and Rochester Place, 15B.Wilmot Place.

I have obviously seen the planning application and indeed went to the original presentation. My overall view is that this is an over development of the site particularly to the rear where a single storey building is being replaced by one of six storeys. Whilst this has been slightly stepped back it will take light from my bedroom / garden and manages to make Rochester Place look like a canyon..

Of greater significance are access and transportation issues. There is within the waste management analysis a swept path showing how refuse lorries access the site and drive away onto Camden Road. I note however that the swept path analysis does NOT show the turn of the refuse lorries into Rochester Place.

Rochester Place has a full carriageway width of some 4.3 metres and at its narrowest is only a clear 2.6m to the car parking spaces. Obviously the majority of cars park slightly over the spaces and therefore normally the width of Rochester Place is no more than 2.5 meters! To add to this the footpath is only some 850 wide and you will note the front door of 15A accesses directly onto the road at this very narrow point.

Larger vehicles using Rochester Place generally mount the kerb to manage the turn and as you can see from site they have worn away the shoulders of the pavement. Clear evidence I would suggest that this junction cannot take the size of vehicles suggested.

I would therefore like to ask why the swept path analysis did not include the junction of Wilmot / Rochester – is this because the road cannot take it and a proper analysis would fail at this point ? Secondly, I would ask if it is good planning to intensifying what is already clearly an unsafe situation ie lorries having to mount the kerb to make the turn.

In my opinion, Rochester Place simply cannot take the increased level of traffic that this proposal is suggesting without a dramatic loss in amenity and safety to the existing residents and to pedestrians using Rochester Place. I simply do not believe that the minimum width of Rochester and the position of the front door of 15A has been recognised. Further why is there no layby to prevent the road blocking with deliveries unloading? A layby would assist in reducing the canyon like impact of the development on Rochester Place.

It is concerning to note the Construction Plan states possible routes for construction HGV's are being reviewed. Does this rather important information not need to be made clear now? especially given the width of Rochester Place?

At the public presentation it was stated residents in this development would not be able to obtain parking permits. I do not see anything on this – how is this promise to be actioned – enforced?

I look forward to any response to these concerns from the applicant.

Kind regards

Yours sincerely

**Peter Everest**  
**15 Wilmot Place**  
**Camden**

Tel: 020 7010 0050 - 07004 070101

---

**IMPORTANT:** This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s) please note that any form of distribution, copying or use of this communication or the information in it is strictly prohibited and may be unlawful. If you have received this communication in error, please return it to the sender.

Please note that this message is checked for viruses. However, once an Email has been transmitted no warranty can be given

**Jennings, Tina**

---

**From:** [REDACTED]  
**Sent:** 28 December 2013 01:40  
**To:** planning@camden.gov.uk  
**Cc:** Planning  
**Subject:** logged 2013/7646/P 79 Camden Road and 86-100 St Pancras Way  
**Categories:** Orange Category

Planning Ref : 2013/7646/P

Dear Sirs/ Madams

I support the need for the redevelopment of the above address but object to the application for the following reasons;

The height of the development in certain areas is considered too high or excessive as it would directly impact on the sunlight to the. Holdings in Rochester Mews and Rochester Place.

There would be direct over looking into the offices and flats of the recent development of 26-28 Rochester Place.

As this is the redevelopment of an office building, not under the permitted development act, there should be a consideration to include a commercial element to the development for the following reasons;

- 1) The development fronts two main roads that could rightfully accommodate A1/B1 uses.
- 2) There is noting to replace the lost of employment space within the development.
- 3) Having spoken to local residents in Rochester Mews, they have informed me that they were pleased that the recent development of 26-28 Rochester Place included office space which provided day to day life during working hours and later which in turn provided added security to the local area against drug use, burglary and other criminal activity.

Kind regards

James Demosthenous

Breeze Holdings Ltd  
Unit 1, 1 Rochester Mews  
London  
NW1 9JB

[REDACTED]

This email has been scanned for viruses and spam by Barracuda Networks