

Lewis Cham
Flat23 Simone House,
74A Holmes Road,
London NW5 3AT

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

2nd January 2014

*Date of letter on 12thDec - Due to Christmas period letter only arrived to my flat on 2ndJan.

For the attention of Amanda Peck, case officer

Dear Amanda
Reference: PLANNING APPLICATION NO 2013/7130/P

Site Address65 - 69 Holmes Road London NW5 3AN Proposed erection of part seven, part three storey building with two basement levels to provide student accommodation.

I write in connection with the above planning, as a resident in the neighbouring block of flats I know the site well. I wish to object strongly to the development of a building of this size and use in this specific location.

Firstly there is the concern that the transient nature of the student population breaks down the

community structure of support and neighbourly living. We already experience a level of disturbance from the existing student population including late night parties and drunken behaviour late at night out on the street. The proposed addition of 313 further student rooms will only escalate that which is already a concern.

Further to the above is the additional concern of the infringement upon privacy with the proposed plans, with the proposed accommodation over looking our residences.

Furthermore simply the size, and in particular the height of the development is ill-considered with regards to its effect on the local community. One of the amenities we currently enjoy are open views across to the city of London. One of the reasons that many of us have chosen to live in this particular location is this benefit, the removal of which will have a considerable impact on our day to day lives and standard of living.

Thank you for taking the time to read my concerns, concerns I know from speaking with my neighbours are shared. Please can I be notified of the next meeting of the committee so that we can raise these objections for discussion.

Yours faithfully,

Lewis Cham



Hello,

We object very strongly to the planning application for erection of part seven and part three storey building at 65-69 Holmes Road as we did before.

We consider that the height and size of the building is excessive and will result in an extremely significant loss of light and privacy for all flats facing south-west at 55-57 Holmes (ie flats not facing Holmes Road). The matter is even worse for us as the loss of light to our children bedroom will be total with the ongoing erection of building at 61-63 Holmes Road less than two meters away from the window. In addition there will be very significant loss of light for all existing buildings directly across the street from 65-69 Holmes Road.

In addition there is already a lot of students accommodation in the area so additional students accommodation is not the best use of land for good diversity of the neighbourhood. We are also concerned by the noise that could come from such a high concentration of students life. We fear also that the noise for air-conditioning and other equipment for this excessively large building could be high.

Road and pedestrian traffic on Holmes Road is already very heavy so we are concerned that the addition of 453 residents will add significant congestion and lead to dangerous over-crowding notably for children going to schools on Holmes Road (St Patricks and CFB).

Finally by reading again the reasons why the application was initially rejected we do not find any meaningful improvement in the current application and we are very concerned by this lack of consideration by the developer. As noted before we also have some very serious doubts about the sustainability of the building technology that the developer is planning to use.


As we wrote in a previous mail in June we are not against the development of the site. We estimate that the current project is not right in any of its aspects. A smaller building (eg. 1 storey/2 storey high) with mixed use students accommodation/residential/office/retail would be much more relevant for the area and would benefit all parties involved.

We thank you in advance for taking our comments into consideration and we sincerely hope that application to this project in its current form will not be granted.

Please find below mail that we sent in June for reference.

Thanks and best regards,

Vincent and Coralie Houtteville
Flat 9
55-57 Holmes Road
NW6 3 AN



To Mr Richard McEllistrum

Dear Sir,

We are writing to you regarding Appeal for application 2012/6548P, address: 65-69 Holmes Road, London, NW5 3AN.

When we had been initially consulted about this planning permission, we had expressed our very strong opposition to it.

Our opposition was based on the excessive height of the proposed building which would have altered considerably light exposure for us and all occupants in our building and buildings nearby, questionable sustainability of the building technology (based on what we had been led to understand by the developer) and disingenuity of the developer who had indeed mentioned earlier the possibility of a building but of one of a much smaller bulk to be erected on the site 65-69 Holmes Road.

We have read carefully the letter sent by the council explaining why the council had refused planning permission.

We were not aware of all the necessary regulations concerning planning applications.

We were quite shocked to discover that this planning application contravened to the existing regulations on so many counts, 18 if we are not mistaken.

All the remarks made by the council appear to us as making perfect sense. They do actually strengthen our initial opinion that this application is not right.

And it seems extremely surprising that the developer has not taken the regulations into account from the beginning of the project.

It makes us more worried that, if the application were to be granted in appeal, the building itself of the project could be also subject to lack of respect of existing regulations by the developer.

Consequently, we can only express our strongest opposition to this planning application.

Please note that we are not against any form of new development on this site. We would welcome a project respectful of the regulations, the environment and the current fabric of the area.

We thank you in advance for taking into account our comments.

Best regards,

Vincent et Coralie Houtteville
Flat 9
55-57 Holmes Road
London
NW5 3AN

Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 9091544

Planning Application Details

| | |
|------------------------------|----------------------------|
| Year | 2013 |
| Number | 7130 |
| Letter | P |
| Planning application address | 65-69 Holmes Road, NW5 3AN |
| Title | Mr. |
| Your First Name | Alexander |
| Initial | |
| Last Name | Goldie |
| Organisation | |
| Comment Type | Object |
| Postcode | NW5 3BL |
| Address line 1 | 7 Cathcart Street |
| Address line 2 | LONDON |
| Address line 3 | |
| Postcode | NW5 3BL |

Your comments on the planning application

I object to this application as it will severely impact on the amenity of surrounding residents by virtue of its design, size and scope. Traffic conflicts will certainly arise between vehicles using Cathcart St and the proposed exit. There will be excessive noise and disturbance both during the construction and afterwards during normal operations. The proposed building is entirely inappropriate to the site and makes no positive contribution to the local area or affordable housing component. The loss of employment floorspace will be terminal - new tenants have not so far been found for similar spaces in similar student housing schemes

Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 9091544

Planning Application Details

elsewhere in Camden (e.g. the development at the north end of Bartholomew Road) and this trend will most likely be repeated here.

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

Form reference

9091544