

Gentet, Matthias

From: [REDACTED]
Sent: 09 December 2013 08:10
To: Planning
Subject: FW: Application 2013/6674/P

Categories: Orange Category

[REDACTED]

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-----Original Message-----

From: [REDACTED]
Sent: 04 December 2013 23:18
To: RSCDevelopmentControl
Subject: Application 2013/6674/P

Re: 2013/6674/P

To Whom It May Concern

All along Swains Lane notices for this application are posted under the usual heading: "How Does This Affect You?" My answer to that question is simple: it appalls me. How else am I to react to this badly thought out design for a luxury housing development that will destroy the semi-rural atmosphere of a cherished, historic Lane where I have lived for over 40 years?

Notice that I describe it as a housing development. Because, essentially, that is what I believe it to be. The proposed 8 shops below seem to me no more than a sop to local sensibilities. As currently proposed, they would be small. Too small, really, to provide the kind of local shops this neighbourhood needs. Also their storage space appears to be inadequate. All of which leads me to describe the proposal as a plan for 13 flats with 8 shops attached below. This arrangement allows the owner to make a profit even when the shops are non-viable and simply sit empty.

Empty shops don't seem to be a problem for the owner. Large parts of the one-story parade have been left empty for years, either by accident or design. When tenants moved out, no new For Rent

signs went up. In fact, we are told that they were not even listed. The net effect of this benign neglect has been to allow the parade to deteriorate. People now look at the buildings and say "something should be done."

I agree. But not this. Not with the obtrusive bulk and the view-blocking height. The disalignment between the two rooftops, the inadequate provision for parking and delivery. Others, more qualified than I, have pointed out the many design problems. All I know is that we are facing at least two years of major disruption here. The works would almost certainly have a negative effect on businesses fighting to stay alive in other parts of Swains Lane. We could lose the chemist. The newsagents. Our butcher.

The hairdressers. How many people will come to Kalendar and sit outside on a nice day with all this construction going on right in their faces?

There are three petrol tanks buried beneath the surface of the former CYMA station at #3 Swains Lane. Filled with cement, they now weigh 2 1/2 tons. CYMA have already been fined by Camden for a leak into the ground water from these tanks. How does the developer plan to deal with the cleanup of this potential source of pollution? We have no idea.

All these concerns are normally addressed in a Construction Plan. But despite repeated requests, the developers have not provided one. Inevitably, this silence raises questions. Do they have something to hide? Surely the proposal should not even be considered until residents, local groups and Camden have had the chance to see and comment on the Construction Plan.

In the absence of that plan - and with the many other serious problems inherent in the design, I respectfully request that this planning application be turned down.

Yours faithfully,

