



Tania Skelli-Yaoz  
Regeneration & Planning  
Development Management  
London Borough of Camden  
Town Hall,  
Judd Street  
London  
WC1H 8ND

18<sup>th</sup> October 2013

**Application Ref: 2013/6589/P at Utopia Village, 7 Chalcot Road, London**

Dear Sirs,

We object to this application on the following grounds:

Utopia Village provides essential business premises for SME businesses to operate in a quiet residential area. These businesses provide huge numbers of people both with jobs, and they help to support the local community (shops and café's) with their trade for breakfast, lunch and dinner as well as the boutique shops in the area. As such this high density residential proposal and loss of business units will destroy the balance of use, significantly reduce employment and threaten the unique character of the area.

Parking – this is already difficult in Primrose Hill and 57 new residential dwellings will only increase this issue. Camden allow all households to have 3 cars per dwelling, and if these new dwellings are allowed this number it will be up to 171 additional cars. I believe there to only be 20 parking spaces within Utopia Village.

Access and Usage – there are currently 22 business tenants (some space is currently vacant). 57 dwellings would result in significantly higher vehicle usage of this area. The access to this area is between 6-8 Chalcot Road which is a very narrow entrance. As business premises this area is largely used during the working day, and access is much reduced at night time. Clearly as a residential area this would change dramatically. The combination of the narrow entrance (poor visibility particularly when leaving Utopia Village), higher usage, an already busy residential street will cause significant safety issues. Also with the narrow entrance access for emergency vehicles (fire and ambulance in particular will be very difficult. In addition to the rubbish trucks not being able to access this area)).

Safety – Much of Primrose Hill has recently been made a 20mph zone. This was after much consultation with residents that agreed to this, and the addition of several speed bumps and chicanes to reduce speed. Adding this number of dwellings and new cars can only have an adverse effect on safety. Added to this with Primrose Hill Primary School just down the road and the councils stated desire of improving road safety, I can't see how this proposal can be agreed to.

Rights to light and being over looked – there is no mention in the plans of the impact this will have as clearly new windows and doors will need to be created. Subject to what these plans are I will have strong objections.

Utopia Village has historic interest and environmental use as the disused section of the tower has been used a bat wildlife roost. Bats are a common sighting in the roads in Primrose Hill – Gloucester Avenue, Edis, Egbert, Fitzroy & Chalcot Streets and Utopia for over 50 years. Damage to this environment would contravene Camden's biodiversity action plan.

Whilst I strongly object to this scheme, if the Planning Department approve it I request the following conditions to be added:

1. Detail Design drawings for all flats – rights to light, extraction fans, etc... that residents can object to.
2. Restrictions to future development – height, basements and windows.

Yours sincerely,

