



Planning application number..... 2013/5111/P

Planning application address..... Utopia Village 7 Chalcot Rd
NW1 8LF

I support the application (please state reasons below)



I object to the application (please state reasons below)



Your comments

I strongly object to this planning application. Utopia Village is an eyesore which I assume got planning permission a long time ago because it brought employment and enterprise to the neighbourhood. The site is in no way suitable for high density housing, which would bring traffic and congestion to a quiet neighbourhood which has been nurtured by families over several decades, who have supported local schools and businesses, recommended traffic calming measures and improved the quality of the housing stock. I find it revolting that Utopia Village's owners have submitted a series of planning applications over the years trying to monetise land appreciation, culminating in a proposal to convert the entire site, submitted at a time when local residents are most likely to be on their summer holidays and least likely

Please continue on extra sheets if you wish

to be able to deal to this application. The timing of the application is perfectly in keeping with the cynical and commercial behaviour that Utopia Village's owners have shown for the last few years.

Utopia Village overlooks my family's home: our garden, our kitchen, our terrace, our reception ~~room~~ room, a bathroom and each of my daughters' bedrooms (aged 3 and 8). Not only would conversion of this site to residential use rob us of privacy and quiet on an ongoing basis, but conversion of the site would very likely cause massive noise, dust, and disruption to our lives.

There are a number of schools in the neighbourhood, including Primrose Hill Primary School on Princess Road, Ready Steady Go's sites on King Henry's Road and at the Community Centre (where a number of other classes like Monkey Music take place) and the Montessori school in St. Mark's Church. Other local attractions for children include the Zoo in Regent's Park, the playgrounds in Primrose Hill and Chalcott Square, the Primrose Hill Bakery on Gloucester Avenue, the Canal and the various views of the Railway tracks along Gloucester Avenue. I shudder to think about the potential impact of extra traffic, including heavy goods vehicles for 1-2 years whilst proposed works take place, on the health and safety of local children.

Finally, this application comes at a very bad time for local residents already concerned about construction work, noise, and property blight associated

with HS2; a ludicrously expensive and badly thought out scheme, which is scheduled to be excavated under Gloucester Ave. Camber Council has singularly failed to sensibly modify the proposals to the benefit of its residents, and absolutely should not make their problems greater by approving the application to turn Upton Village into 57 residential units. There are numerous other parts of the borough where sensitive commercial to residential conversion would improve the logic of building usage, instill a greater sense of community, and create affordable low cost housing. By blighting the neighbourhoods which have successfully ~~developed~~ built communities ~~which~~ ^{with} mature, commercially ~~established~~

motivated change of use schemes, the Planning Team would be rewarding unneighbourly behaviour, confirming the mis-allocation of resources between rising and failing areas, and punishing the very people who have invested time and money in making a thriving community. The Planning Team has already approved a number of higher density and change of use schemes in the area - it must appreciate that eventually this will spoil the area and drive out the families that have made it such a pleasant place. It should not approve this application

