



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

4<sup>th</sup> July 2013

**Application Ref: 2013/5111/P at Utopia Village, 7 Chalcot Road, London**

Dear Sirs,

We object to this application on the following grounds:

The timing of this application is highly cynical. Sent in on 8/8/13 just as large numbers of people go away for holiday.

Utopia Village provides essential business premises for SMB 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 cafe'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,

**Mark Walton**

Dear Tania Skelli Yaotz,

I hope you enjoyed your holiday.

Briefly, I write to you to object to the Utopia village planning application for change of use on a number of technical grounds, and urge the council to consider use of Article 4 powers restricting use of permitted development.

1) Inadequate time frame for local consultation- 21 days in August.

I received no letter informing me of the change of use proposal or plans from Camden Council Planning Department, discovering the application for a change of use from a third party on return from holiday. Given the major impact it will have on the adjacent area, and on the conservation area as a whole, this is clearly insufficient for a considered response.

2) Camden Planning have been provided with an inadequate and inaccurate written description of the site and proposed development. The application should be considered under procedure N. Accurate details of design and building spec. (e.g., too many windows) have not been provided. Land boundaries are also inaccurate.

There are also considerations regarding contamination of the site and environmental impact: the tower of Utopia has been a roost for bats, and they can be seen in the air above Utopia village.

3) Transport and Highways:

The transport assessment is inadequate, its conclusions are erroneous, and not suggested by the data. Robert West has been appointed to support the proposal into dwellings, rather than to provide objective assessment of the existing situation or impact of changes. Moreover the assessment does not consider the downstream consequences of change of use. An objective assessment should be carried out.

The application admits that access to the Utopia Village courtyard is constrained. Access is currently a real problem. Increased density of inhabitants will make it considerably more of a problem. The data supplied by Robert West mentions that Utopia closes at six to traffic, but the change of use will involve traffic 24 hours, clearly the impact will be much greater that predicted data suggests.

Self-evidently the site is located relatively close to public transport, the context is central London. It is equally evident from casual observation of the CPZ that given the competition for parking spaces within the P.H. conservation area residents do not give up their cars for the bus and tube, they use both. There is no reason to suppose that the inhabitants of scheme will do otherwise. The CPZ operates at full capacity.

Over-development of the Primrose Hill Conservation area:

Start-up and small to medium size business are vital to the local economy. Business units that serve their needs are in short supply; the proposed change of use offers no benefit to the community and will destroy the area's balance of amenities.

**Benedict Flynn**



## General enquiry form - Ref. 8795901

### Customer

*First Name*

Laura

*Name*

Rivkin

*My enquiry is*

Comment on a planning application  
Dear Camden Planning Department  
Re planning application 2013/5111/P, Utopia  
Village, 7 Chalcot Road, NW1 8LF

Please note that I am not personally immediately affected by the development, except that the building works will cause massive noise, dust and traffic for everyone in the neighbourhood. (How is it possible that comments are not accepted pertaining to noise and inconvenience of building works?)

The consultation process carried out for this enormous development has been woefully inadequate. There is one single notification tied to a lamppost outside the drive-way to Utopia Village. Why would I, passing by, pay it any more attention than any of the other dozens of notifications littering the neighbourhood lampposts during the summer months applying for trivial (in comparison) railing conversions or such like? Everyone within a half mile radius should have received a letter through the door and many many more notices should have been tied to lampposts.

Doesn't Camden have a mixed use policy for the borough? As businesses are converted to residential the really attractive mix of the neighbourhood is gradually being destroyed. Utopia Village provides a critical mass of small commercial usage in the neighbourhood. We will lose a large proportion of small businesses in one fell swoop if this development goes through. The residential developments in Gloucester Avenue have already forced out a significant number of businesses. The people who work in the neighbourhood help to provide vital footfall for the local newsagents, post office and other shops.

The density is far too high. Where will all these people park? They will all without doubt expect to have a car and expect to have somewhere to put it. Clearly there is not enough street parking to cater for even a fraction of the proposed units. And the noise and loss of privacy for the people backing on to Utopia Village will be enormous. Not to mention the potential for structural damage to their properties. Is this allowed?

How will the construction lorries get in and out of the site during what will be an extremely lengthy construction period? The access driveway from Chalcot Road is very narrow as is the driveway in Erskine Road. Likewise, how will the bin men pick up rubbish for such a large number of units/people?

I understand there are bats living on the site. I see bats in my back garden (between Edis Street and Princess Road) and have often wondered where they come from. Now I know. This little bit of wildlife will be wiped out by this development.

Please turn down this proposal and even more important, I sincerely wish that the Council would make a long-term commitment to maintaining the low-density, light commercial nature of Utopia Village. We don't want to have to keep fighting the developers every two years for the foreseeable future.  
Thank you for considering my comments.  
3 September 2013

