



Camden Planning Department

Re 2013/3807/P Royal Mail Site

Dear Sir or Madam,

I have many objections to the proposed development at the Royal Mail site.

The proposed development is too high, too dense (both in terms of the proposed buildings and the resulting increased population to occupy the too many residential units) and would have a negative impact on the surrounding Conservation Area which includes 18th century listed buildings (in Mount Pleasant, adjacent to The Apple Tree pub) and put a strain on local resources, utilities and amenities.

*Where are the extra hospital beds and nurses etc that would be needed for all the extra people coming to live in the proposed development?

*Where are all those extra school places that would be needed for the children of all the people that would come to live in the proposed development, seeing as existing school provision is already inadequate for the existing population of children in the area?

*The proposed overpopulation of the development site (via too many residential units crammed into it) would also place strains on things such as water supply, sewage disposal etc.

*There would also be the problem of drastically increased competition for the limited public parking spaces nearby.

How can this proposed development justify taking its height cue from buildings such as the Holiday Inn and Elm House, the former being famously one of the ugainliest eyesores in the locality and the latter being a defunct nonentity?

The proposed development will cause catastrophic loss of light to many existing homes nearby. I believe some of these qualify for Ancient Lights status -which will lead to further legal complications with the proposed development.

The gardens/courtyards proposed appear to be enclosed in the centres of the proposed buildings. So although these areas may be described in the proposals as open to the public, once build they would, in reality be very easily locked-off and the public denied access.

Too many commercial units in the proposed development would cause noise and disturbances (eg from deliveries etc) to the existing local residents.