

**Young, Tony**

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**From:** Stephan [REDACTED]  
**Sent:** 17 June 2013 18:48  
**To:** Planning  
**Subject:** Planning Application 2013/1598/P. Objection.  
**Follow Up Flag:** Follow up  
**Flag Status:** Orange

For the attention of Mr Richard McEllistrum, Camden Planning Department, London WC1H 8NJ

Dear Mr McEllistrum,

I am opposed to the current plans for the redevelopment of the student halls of residence in Cartwright Gardens. In the form proposed they would be over-dominant; in addition to being too massive to fit in acceptably with the buildings on the crescent side of the Gardens they would cut out light from the block where I live on the Sandwich Street side and exacerbate existing problems we have as a result of living near student accommodation, such as noise at night from the students themselves (and temporary summer residents) and noise and pollution from delivery vehicles early in the morning and at other times.

At the moment of writing this I have a Veolia vehicle collecting household waste in Hastings Street and a huge Hanson vehicle stuck behind it, unable to overtake, with its engine running because it needs to keep machinery turning (cement mixer). Often food delivery vans are parked in Hastings Street with their engines idling because of their refrigeration units. The redevelopment plan would increase the likelihood of vehicles backing up in Hastings Street making additional deliveries to the unloading area between Hughes Parry and the proposed new adjoining hall building.

The size of a new building could be reduced by restricting it to student rooms and essential facilities. The proposed plans seem to be designed as much for conferences as for the primary use of new buildings for student accommodation.

I request that the present application be refused. Any revised plan that may be submitted should be for student accommodation on a more modest scale in a smaller building with greater attention paid to all aspects of the design that would reduce adverse impacts on local residents. The external appearance of any new halls should be such that they blend in better with Cartwright Gardens and with Sandwich Street and the rest of the surrounding area.

Yours sincerely,

Janet De Vos (Mrs)

[REDACTED]

7<sup>th</sup> June 2013



Kings Cross Ward  
London Borough of Camden  
Camden Town Hall  
Town Hall  
Judd Street  
London WC1H 9JE

Tel: 0207 974 6391  
Fax: 020 7974 5915  
[www.camden.gov.uk](http://www.camden.gov.uk)

Dear Richard,

**University of London Garden Halls and Cartwright Gardens Open Space London WC1H 9FF - 9EF  
Planning application 2013/1598/P & 2013/1787/C**

We are writing as the three ward Councillors for King's Cross in reference to the planning application from the University of London for the redevelopment of the Garden Halls.

As ward Councillors we have listened to the views of local residents on the plans. We request that the Development Control Committee rejects the application on the following grounds.

- It being the largest student development in the Borough and an unacceptable growth. King's Cross has one of the highest number of student accommodation anywhere in the Borough and we believe that the further growth here would cause considerable problems locally.
- The height, bulk and massing on Cartwright Gardens and the uniformity of the design. It appears monolithic and has no breaks. At present the view is broken in to different architectural periods this creates a single look along the entire site which will accentuate the worst effects of the bulk and height issues.
- The height, bulk and massing on Sandwich Street and the impact it would have on the residential properties along there. Also the refusal to take on board residents request that the town houses had no access on Sandwich Street. Other student developments in the area, such as International Hall on Brunswick Square, operate a single entrance.
- Moving all the social aspects of the halls to the Sandwich Street side - which could have an impact on noise.
- Having little confidence in the day to day management of the halls due to historic and recent problems with anti-social behaviour. The University of London has not addressed these problems and we doubt any management plan would make an impact.

We would welcome the opportunity to speak on this scheme at any future Development Control Committee.

Yours sincerely,



Councillor Sarah Hayward

Cllr Jonathan Simpson

Councillor Abdul Hai