

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/4618/P	Liz Betterton	Linton House 39-51 Highgate Road London NW5 1RT	15/08/2014 10:26:37	COMMNT	The application does not fulfill the requirements of LBC: no traffic, flood risk or contaminated land risk assessments were included. This is in addition to the fact that the density of the scheme has been increased (by 14%) from the previous application for Prior Approval for the same site. The proximity of the site to Hampstead Heath, where proposals are emerging for dams at the ponds, makes the lack of a flood risk assessment particularly concerning.
2014/4618/P	Silvia Groaz	39-51 Highgate Road NW5 1RT	15/08/2014 10:32:27	OBJ	As a worker in Linton House, I would like to object to this planning application. My objection is pointing out that the number of units in the current application has increased significantly since the previous planning application of 14%. It was proposed in the first instance 11 units and in the current application 13 units. This reflects on the density of the building: from 44 to 50 units. In addition to that, the current proposal does not provide any detailed traffic and flood risk assessment. For this reason I argue that the original prior approval must be reassessed.
2014/4618/P	Robin Turner	David Kohn Architects Linton House 39-51 Highgate Rd NW51RT	15/08/2014 10:13:40	OBJ	<ul style="list-style-type: none"> <li>- Since previous Permitted Development application the density has increased from 11 units (6 x 1, 4 x 2, 1 x 3 bed units) to 13 units (5 x 1, 7 x 2, 1 x 3 bed units). In total across the building this is an increase of 44 to 50 units which equates to 14%:</li> <li>- The previous application for Prior Approval was incomplete in not providing thorough traffic, flood risk and contaminated land risk assessments. The current applications significantly increase the density of the proposal however provide no traffic, flood risk or contaminated land risk assessments. Given that Prior Approvals cannot be amended but can only be fresh applications, the lack of any such assessment provides grounds to reassess the original Prior Approval;</li> <li>- The lack of flood risk assessment is particularly concerning in light of emerging proposals for flood management. Specifically, in reference to the City of London's emerging proposals for dams at the Hampstead Heath ponds. See link for more information LB Camden web page and page 18 of the Camden Flood Risk Management Strategy;</li> <li>- The points I have raised are legitimate grounds for refusal of this application.</li> </ul>
2014/4618/P	Scott Robert	David Kohn Architects Linton House 39-51 Highgate Road London NW5 1RT	15/08/2014 10:18:15	COMMNT	I am very concerned that the above mentioned works will increase the risks associated with traffic, contamination of land and flooding - with specific reference to the City of London's emerging proposals for the dams at Hampstead Heath Ponds. The application in question significantly increases the sites density without assessing the impact on the above points.
2014/4618/P	Tom McGlynn	Linton House 39-51 Highgate Road London NW5 1RT	13/08/2014 09:20:51	OBJ	It seems the density has increased since the permitted development application (ie from 11 resi units to 13 units) and it is concerning that there is still no flood risk assessment, traffic strategy or contaminated land statement (especially in the context of increased density!!). We are aware of Camden and London's emerging flood management proposals, including a proposed dam at Hampstead Heath ponds, and think this should be considered in this application.

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2014/4618/P	Michael Anthony	9 Eleanor Court 140 Whiston Road Hackney London	13/08/2014 13:26:38	OBJ	<p>I regularly use Linton House and this application for change of use to residential units would have a huge effect on the local economy in Kentish town as well as Camden. 33,000 jobs at risk see link here&gt;</p> <p><a href="http://www.camdennewjournal.com/news/2014/aug/camden-council-limit-offices-homes-conversions">http://www.camdennewjournal.com/news/2014/aug/camden-council-limit-offices-homes-conversions</a> The small and medium size companies that currently occupy Linton House will find it very difficult to relocate in the Kentish town/Camden area. Also Camden new journal on backlash-offices-homes-developments see link here&gt;</p> <p><a href="http://www.camdennewjournal.com/news/2014/jun/backlash-offices-homes-developments-getty-picture-agency-fights-save-hq">http://www.camdennewjournal.com/news/2014/jun/backlash-offices-homes-developments-getty-picture-agency-fights-save-hq</a></p> <p>I may also point out, previous applications did not include assessments on contaminated land risk or Flood risk as has been highlighted in Report on Hampstead Dams see link here&gt;<a href="http://www.cityoflondon.gov.uk/things-to-do/green-spaces/hampstead-heath/ponds-project/Documents/HHPP%20Information%20and%20Consultation%20Summary%2019%20March%202014.pdf">http://www.cityoflondon.gov.uk/things-to-do/green-spaces/hampstead-heath/ponds-project/Documents/HHPP%20Information%20and%20Consultation%20Summary%2019%20March%202014.pdf</a>, and the councils own advice on flooding, Camden's "reduce the risk of flooding" see link here&gt;<a href="http://www.camden.gov.uk/ccm/content/environment/air-quality-and-pollution/climate-change/reduce-the-risk-of-flooding.en.jsessionid=367EA2E5B2ECE1E07543312F7FFF1F">http://www.camden.gov.uk/ccm/content/environment/air-quality-and-pollution/climate-change/reduce-the-risk-of-flooding.en.jsessionid=367EA2E5B2ECE1E07543312F7FFF1F</a> and Flood risk management see link here&gt;<a href="http://www.eustonareaplan.info/wp-content/uploads/2014/04/CED13-Camden-Flood-Risk-Management-Strategy.pdf">http://www.eustonareaplan.info/wp-content/uploads/2014/04/CED13-Camden-Flood-Risk-Management-Strategy.pdf</a></p>
2014/4618/P	Robin Turner	David Kohn Architects 39-51 Linton House Highgate Road NW51RT	15/08/2014 09:58:53	OBJ	<ul style="list-style-type: none"> <li>- Since previous Permitted Development application the density has increased from 11 units (6 x 1, 4 x 2, 1 x 3 bed units) to 13 units (4 x 1, 6 x 2, 2 x 3 bed units). In total across the building this is an increase of 44 to 50 units which equates to 14%:</li> <li>- The previous application for Prior Approval was incomplete in not providing thorough traffic, flood risk and contaminated land risk assessments. The current applications significantly increase the density of the proposal however provide no traffic, flood risk or contaminated land risk assessments. Given that Prior Approvals cannot be amended but can only be fresh applications, the lack of any such assessment provides grounds to reassess the original Prior Approval;</li> <li>- The lack of flood risk assessment is particularly concerning in light of emerging proposals for flood management. Specifically, in reference to the City of London's emerging proposals for dams at the Hampstead Heath ponds. See link for more information LB Camden web page and page 18 of the Camden Flood Risk Management Strategy;</li> <li>- The points I have raised are legitimate grounds for refusal of this application.</li> </ul>

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2014/4618/P	Alexi Marmot	AMA Alexi Marmot Associates Ltd Linton House 39 Highgate Road LONDON NW5 1RS	13/08/2014 13:17:33	OBJ	<p>I am a Camden resident of 21 years standing, and have worked in Linton House since 1999 where my architectural consultancy, AMA Alexi Marmot Associates Ltd is based on the third floor.</p> <p>The grounds of my objections are:</p> <p>The previous application for prior approval for permitted development did not provide adequate risk assessment of traffic, flood risk and contaminated land. For this reason the original prior approval should be reconsidered.</p> <p>Now an increase in density is proposed from 11 to 13 units on this floor and from 44 to 50 units on floors 1 to 4 within the building. In addition 7 additional units have been granted on appeal for a new 5th floor. There is still no adequate assessment of risks.</p> <p>I urge the Council to refuse prior approval.</p>

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2014/4618/P	Robert Dye	Unit A2 Linton House 39-51 Highgate Road London NW5 1RT	13/08/2014 16:07:34	OBJ	<p>Traffic, Vehicle, Bicycle and Pedestrian.</p> <p>The applications fail to address traffic management issues that would arise with a change of use. Currently the building has a limited number of parking spaces. These are contained within the yard behind the building and in a bank along Carker's lane. Parking in the yard is currently shared with the yard behind, whilst the Carker's lane parking is exclusively for the use of Linton house. The location plan shows all the parking within the ownership of Linton house.</p> <p>The proposals do not reference what will happen to the parking at either location, and whether this business parking is intended to be converted to residential parking, or whether this remains business parking in association with the lower are ground floors where no approvals are being sought.</p> <p>If the proposals create a displacement of the business parking spots from the rear yard shared with the building behind, there will be an associated increase in demand in the immediate area for street parking.</p> <p>If the proposals create additional residential parking spots, this will be against the zero-car policies of the borough which have been developed to manage levels of traffic.</p> <p>The plans do not make any reference to bicycle parking, the demand for which will increase significantly given the amount of proposed residential units. Limited bicycle parking is currently provided in the yard, but increasing this parking in the yard will inevitably displace vehicle parking onto the streets. Bicycle parking locally on the streets is already very limited.</p> <p>Without any proper assessment as to how this will be dealt with, the proposal will increase traffic pressure on the traffic around the building.</p> <p>The proposals do not show the building entry. It should be noted however that the Camden entrance is elevated considerably from the street. It is currently served by a non-building control compliant ramp to this door. The proposals are likely to require significant modification of this entrance, which in turn will change the relationship of the entrance to the public pavement.</p> <p>Flood risk.</p> <p>The applications fail to address the risk for flood risk. Camden's 'Flood Risk Management Strategy' clearly shows the building is situated in a major flood risk zone and will continue to do so without the necessary dam works. The applicant should provide more information on how he will deal with this issue.</p> <p>Lack of Amenity Space.</p> <p>According to the 'Housing Space Standards' adopted by the Mayor of London new flats should provide for external recreational space (balcony) of 3m2 for 1 person or 2 person dwellings plus 1m2 per additional person. None of the proposed flats complies with this standard.</p>

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2014/4618/P	Jon Foley	David Kohn Architects Linton House 39-51 Highgate road NW5 1RT	15/08/2014 10:19:29	OBJ	<p>I believe the issues raised are legitimate grounds for refusal.</p> <p>I would like to register my objection to this application on the following grounds: the plans show and increased density from 11 units (6 x 1, 4 x 2, 1 x 3 bed units) to 13 units (4 x 1, 6 x 2, 2 x 3 bed units). This means that the density for the total building will increase from 44 to 50 units ie 14% increase since previous Permitted Development application.</p> <p>The prrevious application for Prior Approval was inadequate in not providing thorough traffic, flood risk and contaminated land risk assessments. The current applications significantly increase the density of the proposal yet provide no traffic, flood risk or contaminated land risk assessment. Given that Prior Approvals cannot be amended but can only be fresh applications, the lack of any assessment provides grounds to reassess the original Prior Approval. In particular, the lack of flood risk assessments is concerning in light of emerging proposals for flood management i.e the City of London's emerging proposals for the dams at the Hampstead Heath ponds (more info here <a href="http://www.eustonareaplan.info/wp-content/uploads/2014/04/CED13-Camden-Flood-Risk-Management-Strategy.pdf">http://www.eustonareaplan.info/wp-content/uploads/2014/04/CED13-Camden-Flood-Risk-Management-Strategy.pdf</a>)</p>

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2014/4618/P	rebecca taylor	Linton House 39-51 Highgate Rd NW5 1RT	14/08/2014 16:25:39	OBJ	<p>We object to Planning Application 2014/4618/P for 1ST FLOOR - Change of use from offices (Class B1a) to residential use (Class C3) at 1st floor level to provide 13 units (5 x 1, 7 x 2, 1 x 3 bed units).</p> <p>There is a significant increase in number of dwellings being squeezed into the building from the last application, from a total of 44 in the last application to 50 in this one. There would be 13 units on this floor alone</p> <p>Our main objections are:</p> <p>1 - Sufficient traffic, flood risk and contaminated land risk assessment has not been carried out. In light of the increased density of both this proposal and the previously agreed PD proposals lack of risk assessment, we feel that the original assessment should be looked at again.</p> <p>2 - Extra units will bring more traffic to the area, increasing competition for parking, especially at weekends.</p> <p>3 - Recent concerns about flooding from the ponds on Hampstead Heath have resulted in new proposals to tackle the flood risks. Camden's information shows that Highgate Rd is sited in a flood risk area. Please see links below for reference:</p> <p><a href="http://www.camden.gov.uk/ccm/content/environment/air-quality-and-pollution/climate-change/reduce-the-risk-of-flooding.en;jsessionid=367EA2E5B2ECE1E07543312F7FFFF1F">http://www.camden.gov.uk/ccm/content/environment/air-quality-and-pollution/climate-change/reduce-the-risk-of-flooding.en;jsessionid=367EA2E5B2ECE1E07543312F7FFFF1F</a></p> <p><a href="http://www.cityoflondon.gov.uk/things-to-do/green-spaces/hampstead-heath/ponds-project/Documents/HHPP%20Information%20and%20Consultation%20Summary%2019%20March%202014.pdf">http://www.cityoflondon.gov.uk/things-to-do/green-spaces/hampstead-heath/ponds-project/Documents/HHPP%20Information%20and%20Consultation%20Summary%2019%20March%202014.pdf</a></p> <p><a href="http://www.eustonareaplan.info/wp-content/uploads/2014/04/CED13-Camden-Flood-Risk-Management-Strategy.pdf">http://www.eustonareaplan.info/wp-content/uploads/2014/04/CED13-Camden-Flood-Risk-Management-Strategy.pdf</a></p> <p>The proposal should be refused in light of the concerns above.</p>

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