

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6903/P	P. Wilson	2 Tasker Rd	31/12/2014 15:21:15	COMMNT	Re: 32 Lawn Rd development

The development proposal is:

(a) Too large, dense and bulky. The developers are seeking to "maximise" the site to an unacceptable degree in both height and area/breadth. It is too high and has been planned to extend too close to the boundaries of the site.

"Shoehorned" into the site would be a fair description.

(b) The design is unsympathetic with much of the neighbourhood and in particular with the nearby Isokon flats building.

The new building will be closer to - and more intrusive on - the Isokon than some of the developers' drawings and photos suggest.

The design features and proposed materials are either bland or insensitive and no attempt has been made to use a better quality design or planting etc. to soften the effect and aid visual integration with the neighbourhood.

(c) The site has no real green space. Existing trees on the Lawn Rd frontage will be lost and the greenery/planting/garden frontage proposed is both completely inadequate and purely cosmetic.

Furthermore, the plans seek to incorporate the very small green triangle and its tree to the east of the site as a de facto green space - although this is public land and is not part of the site.

(e) The drainage statement that the plan will not affect flooding in the area is a nonsense. Firstly, the storm drainage in the area is already inadequate. Secondly, the large area of roof and paving/hardscape around the site - with no lawn or garden area to slow/soak up rainfall - will increase the speed and volume of local storm water runoff.

(f) Parking. The lack of parking provision and talk of compliance with Camden's "car-free" policy is a red herring. This is a large housing development. It is quite obvious that regardless of what is said that many residents will have cars and seek to park them in local streets. This will obviously create both parking pressure and traffic problems while threatening neighbourhood harmony !

Summary: Despite several so-called "public consultations", very little has changed in the developers planning and design proposal. It is still far too large, dense and insensitive for the site.

I am also concerned about the timing of the application and local democracy issues.

Although time for comments has now been extended, the application was lodged rather suspiciously close to the holiday period, in what looks like an insensitive "bury bad news" tactic. This means that some people in Lawn Rd appear not to have received adequate postal notification or are away. For

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2014/6903/P	Challen	Flat 5 Du Maurier House Lawn Road	31/12/2014 20:42:27	COMMCO MPAP	<p>many of us in the wider area, checking and commenting on such an important application it has been an unwelcome intrusion on our holiday break. This does not reflect well on the attitudes of the developers or the planning procedures.</p> <p>The site is currently an eyesore. However, the size of the development rather than the development itself is our biggest concern.</p> <p>We feel there will be loss of light to neighbouring blocks and possibly privacy too. More residents will lead to more noise and disturbance. There will be a loss of parking which will impact on existing residents who already find it difficult to park at times. Traffic volume will increase in a road that is already narrow with parked vehicles so congestion will increase along with damage to parked vehicles. The 'gaps' are currently used as passing points, particularly important given the poor visibility due to the bend in the road.</p>