**Planning Application 2014/6697/P**

Elaine Grove and Oak Village Residents Association is in discussion with Camden regeneration officers about one proposed house on this development. I am told that there will be no response until the New Year, so as this consultation is officially closing I am commenting now.

These are small scale developments on Kiln Place and I have no issues with the vast majority of the proposals and indeed I would have liked to support them all.

*House 1.1*

I do however have serious objections to house 1.1 which lies at the junction of Oak Village and Lamble Street. My objection is based on design suitability in the context of Oak Village.

This is a house four stories high and one room wide; a mini tower. It is the combination of its height, and its position north of the building line of the Estate on the estate boundary and forward of the bank to the East which makes it unsuitable in the context of Oak Village. It also brings a very high blank wall to the corner.

The house has been designed to fit in with the terrace on the estate without adequate consideration of its context in Oak Village. I believe it is possible to design a house which works for both Oak Village and Kiln Place.

Oak Village is on the Local List, although no reference is made to this in any documentation. If this is to mean anything, new builds have to fit in. Indeed I can find no reference to how this corner house might look from Oak Village and no drawings.

This house is the highest of the new builds.

 Its height is justified as a ‘step down’ from the Kiln Place block to the West. That block is not visible from Oak Village, which is where most people will view it. Given its taller thinner design, I fear it would look like an entrance guard post to the estate and further divide the estate from its surroundings.

The house contains a protruding glass box at first floor level which protrudes over the public realm. It serves no function as it projects from a stair well and will look decidedly odd in a road where there are no balconies at all and no glass projections. I understand that the architect sought to create a ‘feeling’ of overlooking. I believe this can be done by a less intrusive feature, and one less attractive to graffiti artists.

I endorse the views of my neighbours about the difficulties a narrowing of the entrance to the estate will cause.

*Construction and Transport Management Plan*

This states that the work force will be ‘encouraged’ to travel to the site by public transport. Elsewhere in the area, the work force on the various building projects are required to use public transport/two wheels/two feet. It is Camden policy to discourage travel to work by car. Given this, plus the fact that the works will reduce parking space on the estate and some parking suspensions in Oak Village and Lamble Street are likely to be necessary the workforce should be prohibited from driving to work.

Finally Oak Village holds a street part once a year (on a Saturday). A large number of children attend and run round all parts of the Village. Could site traffic movements please be suspended for the day of the Oak Village Street Party?

*Finally*

I am delighted to see that some of the infra structure for an improved waste disposal scheme has been included.