

By hand.

Mr Alexander Howe
15 Palgrave House
Fleet Road
London
NW32QJ

Dear Sir/Madam

RE: Proposed 7 storey development at 32 lawn Rd

I am writing with regard to the above proposed development. Please find below the objections to the proposed development detailed below.

Camden's neglect of the site to date and loss of a key community centre

Following Camden's sale of the site to private development company, the area, which was formerly used as workshops, a community centre, green space and a playground, has been closed sealed off and allowed to substantially dilapidate. There are is now run down and an eyesore viable, coincidentally now making most change of use applications preferable to the sealed off area created by Camden's neglect off the site. Camden has failed to provide any evidence of when these amenities will be replaced and where. In addition, this whole project has been shrouded in secrecy since the outset. Neither Camden, nor the developer has given any indication of any positive investment in the area following the development. The only mention of investment was a rather unprofessional attempt by the developer to manipulate and effectively blackmail the residents at the Palgrave TRA stating that if there are any objections to the development form the residents the likelihood being the developer would then in turn "punish" the residents by withdrawing and investment in the surrounding area. The position of the developer has been further solidified by Camden's collusion in the process by supporting the developer in making such statements.

Light

The 7 Storey proposed building (which was originally proposed as a 4 storey development!) is being placed within a few metres of Palgrave house which will face directly onto a building site for 2 years and then the subsequent towerblock. The proposed development will result in an unacceptable and complete loss of daylight. The reason I purchased this flat was because I suffer with a diagnosed medical condition called Seasonal Affective Disorder, commonly known as "SAD". If the proposed development goes ahead this will prevent any sunlight from coming into my flat and hence this will severely negatively impact upon my mental health.

The height of the building and the lack of any sunlight now on Palgrave house (floors 1-6) will also cause untold damage to value of the privately owned properties in Palgrave House and surrounding properties and not increase the value as the developer has incorrectly submitted. Please also note that although questioned in person and on the phone, the developer has failed to provide any evidence to support their view that the price of Palgrave House properties will increase. Camden has clearly put its own and a private companies profits ahead of the health and finances of its tenants. I am surprised no offer of compensation has already been made either financial or otherwise, especially considering the conflict of interest Camden has placed itself in.

CONTACT CAMDEN

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by hand

Planning Enforcement, 2nd Floor
5 St Pancras Square
c/o Camden Town Hall
Judd Street
London WC1H 9JE

Catherine Louise Christie
c/o 7 Garnett Road
London
NW3 2XN
2nd January 2015

Dear Sir/ Madam

Application Number 2014/ 6903/P 32 Lawn Road, NW3 2XU

I am a frequent visitor to family, socialising with friends, and shopping in the Lawn Road area. I am objecting to the proposed 7 storey development the plans for 32 lawn Rd.

This area, formerly workshops and community centre, green space and a play ground, has been closed off and allowed to dilapidate, so that it was non viable, and an eyesore, thus making **most** change of use applications preferable to the eyesore created by Camden's continued neglect of the site.

The 7 Storey proposed building will over shadow the immediate 3,4 and five storey buildings which are already on a lower incline, and result in an unacceptable and significant loss of daylight and direct sunlight to surrounding properties and the one small green area remaining. It has already been assumed incorrectly by Camden that local residents accept the removal of a long established right of way. The height of the building will also cause untold damage to value of the privately owned properties in Palgrave House and surrounding properties and not increase the value as the developer has incorrectly submitted.

There will be 7 storeys, the existing 3 storey homes will now be looking **upward** onto ground floor amenity spaces, we are told, 70 refuse, recycling and storage areas, and they will lose privacy and sunlight and daylight. The existing tower blocks will lose their light, becoming darkened and inevitably more susceptible to petty crime and antisocial behaviour which is already a significant concern which Camden has failed to address. This will in turn lower the moral of residents already tarnished with the reputation of tower block residence. A gated estate gives the impression of danger and menace lurking beyond its walls.

There are already two 14 storey council blocks, and the work may structurally undermine them. Locally, there will be an enormous impact on local schools, state and private, and the commensurate traffic during the school run, in addition to the impact on the public transport, GP and hospital congestion, and parking availability as a direct result of the increased and unsustainable population density and their needs. The existing sewerage / drainage / water supply will not be updated to account for the new flats.

Prior to its sale, the local electorate expressed its objection to Cllr Blackwell, at a meeting, when he explained the already closed community centre would be replaced "in future plans" and the councillor assured residents that only three or four storey houses would be built as that is what was thought viable at the time.

Most of the surrounding properties are council and residents were nervous, if they fought against the council sell off. The council sold the land but the council say no social housing is viable in this area.

Yours faithfully



CL Christie , Fitzroy Rd NW1

Delivered by Hand

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5 St Pancras Square
c/o Camden Town Hall
Judd Street
London WC1H 9JE

Application Number 2014/ 6903/P 32 Lawn Road, NW3 2XU

We, the undersigned, want Camden Council to refuse a planning application for a residential block of more than 70 homes, with 5 and 7 storeys to be built on the site of Lawn Road / Upper Park Road. This massive development, would create darkness, it would turn the leafy pedestrian area into a wind tunnel and force the closure of a long established right of way.

The impact on physical infrastructure, eg drainage, sewerage and water supply and the underground canal,

The increase in population density impact on local resources, schools, transport, parking etc,

Disregard for the impact on surrounding conservation area,

Removal of several healthy trees,

Greatly increased wind in an already windy area,

A loss of sunlight on the only public green space,

A loss of sunlight and privacy on nearby residential blocks,

Increased parking and traffic on already congested streets,

A substantially enlarged foot print that will encroach upon the pavement and green space,

3-5 years of construction, dust, debris and noise,

The population increase on local resources, schools, transport, parking,

We expect Camden Council to act according to the local residents and visitors wishes, as expressed at local meetings, by refusing planning permission (application Number 2014/ 6903/P) for a building on this scale.

Jeanne Howe 7 Garnett Road London NW3 2XN

For and on behalf of the above residents and visitors to Lawn Road and its environs

