

## Muthoora, Leela

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**From:** McCormack, Maeve (Councillor)  
**Sent:** 24 March 2015 23:45  
**To:** Planning  
**Subject:** Planning application 2014/6903/P

I am writing in support of the application reference stated above, relating to 32 Lawn Road.

I have been contacted by three residents opposing this application, and by committee members on behalf of two tenants and residents' associations supporting the application. Whilst the application does not have universal support locally, on balance I believe that the committee should permit the application for the following reasons:

1. Height: Some concerns have been expressed regarding the proposed height of the building. It is worth noting that the proposed building is significantly lower than many of the neighbouring buildings; Palgrave House, Cayford House and Stephenson House are all noticeably taller (up to 20 storeys) and so this building would not be out of keeping with the existing skyline. Further, the skyline is arguably dominated by the Royal Free Hospital in this part of Gospel Oak, a building which is also taller than the one proposed in this instance. Artists' impressions which I've seen suggest that this would not noticeably dominate the landscape in an unacceptable manner.
2. De-grading of the local conservation area: It has been suggested in some quarters that the proposed building would detract from the overall look of the local conservation area. Clearly this is a subjective issue, but the designs have been created with a view to mirroring the iconic Isokon building, and I believe this has been achieved. The existing building on the site is not in keeping with the nearby houses and in my view the design proposed is a marked improvement. In addition, the popular mural on the current building will be preserved within the new development.
3. Traffic: Some residents have expressed concern that this new development will be car-free. This is in keeping with other new developments in Camden and in light of the good local transport links I do not believe this would cause a burden on existing local residents.
4. Burden of the development: Some residents have suggested that the noise and disruption caused would be such that the plans ought to be rejected. However, I have been impressed by the commitment of the developers to reaching out to the local community (recently they set up a meeting to discuss the draft construction management plan, at the request of local councillors and residents) and involve them in discussions. Whilst building works are always disruptive, I am confident that the developers will do everything within their power to minimise this and to work with the local community.

I am unable to attend the meeting on Thursday but hope these views will be taken into account by DC Committee.

Best wishes,  
Maeve

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Surgeries: 2nd Friday and 3rd Tuesday of every month from 6.30-7.30pm in the Roy Shaw Centre, Cressy Road. No appointment needed.