

[REDACTED]

From: [REDACTED]
Sent: 22 March 2015 07:35
To: Planning
Cc: Moran, Kathryn; Thuairé, Charles
Subject: OBJECTIONS to 2015/0921/P planning applications

Dear sir/Madam

I object to the current proposals of a new CRC on that particular site on Crogsland Rd.

1/. I have raised my concerns and voiced my objections since day 1, especially for the residents who would live there. I live 2 streets away and keep complaining about the noise from Haverstock School and football pitch till 10pm by grown up men who play football who shout. They sometimes use whistles, the kicking and scoring is also very noisy, but Kajima doesn't care about it and has never agreed to help the Neighbourhood in anyway. There is also a very strong floodlight that they switch off just after 10pm. I really do not understand how the spot was chosen in the first place. moreover, I took pictures and video clips from Hardington, it is obvious the new site is much too small even to accommodate a Daycentre with all the present activities , lunch, etc., the garden, or green areas for those housebound, the parking for the minibuses, I have already said that at the present the noise is horrendous in front of Hardington in Belmont st, so the new site should accommodate a loop lane to allow vehicles to go in, around and out again rather than reversing which is very noisy, they also plan a recycling and rubbish area, but where can they actually fit all these? Please look at the plans carefully and come and see by yourselves. It is immoral and should be illegal to try to dump these vulnerable elderly people. They will not meet the residents' needs with this scheme. The only adjustment made between the 2 separate proposals is the living areas, ie living room and bed room would face the street as opposed to football pitch and school, because of noise and floodlight until 10pm, but out of experience, they will still be affected. They will not be able to use their lovely designed balconies. Please come onsite to investigate. Kajima hires the school playground to cultural groups and sometimes we also have loud music and noise at week ends, which is detrimental to our health and sanity, elderly people with serious conditions will not cope and too late to complain but once built, there is no way back!

There was no consultation with local residents. I believe some kind of meetings and a committee with existing users of the present CRC / elderly have been done and possible incentives to go along the proposals but the rest of us have not been invited. We always have to keep an eye on what is

going on to find out plans at the last minute. Proposals were put on display in public presentations with 2 separate teams taking the projects and then leaving it for 2/3 years and despite various comments by local residents, no change or amendment has been made, although a new team started the project, which is very strange in itself.

The drawings are not sufficiently clear enough to establish whether the '25 degree sight rule' is being followed. The current belief is that this is to disguise the fact that the proposed height of the building is above that which is legally acceptable. Residents from Denton facing the site will not have sunlight anymore for example. The drawings do not accurately reflect the exact proposal. Some show the new building directly adjoining 11 Crogsland Road, others show a separation. It's unclear exactly what the correct plans are.

1-11 Crogsland Road was nominated for the 'local heritage list' meaning it is clearly considered a building of local historical interest. It is one of the last remaining buildings of its type in the borough. The current proposals give no consideration to the historical importance of this building potentially damaging it for future generations.

No shadow analysis diagrams have been produced or light meter readings taken. Current proposals are likely to result in an unacceptable loss of natural light for 1-11 Crogsland Road.

The current proposals cut right across Camden Council's commitment to maintaining green space within the borough. The proposed building will damage the natural environment of the current green space and gardens around the vacant land, specifically those adjacent and opposite. This site should really be used as a green area, a community centre, a space for youngsters if you look at the other proposals next doors and if you investigate into all the ASB, drugs and crime in the area, not a suitable place for a sheltered accommodation for elderly! There is too much concrete, we need more green areas for children to play.

The size of the proposed building, both height and width is based purely on what makes the building financially viable and not what is appropriate for potential elderly residents in extra care sheltered accommodation. The building had to contain 40 residential units to be viable. Is it really inappropriate for old and infirm citizens to live on the 5 or 6th floor of a multistory building. Again, I object on this ground alone, it should be looked into by independent professionals in care.

The walkways and window placements to the rear of the proposal result in significant loss of privacy to the properties of 1-11 Crogsland Road

The refuse collection point for the proposed building is immediately next to 1-11 Crogsland Road. A request to move this to the other side of the building resulted in a response suggesting that this was

inappropriate as it would be next to the new builds garden. It's not appropriate to be next to their garden but completely acceptable to be next to ours?

The proposed building will have a detrimental impact on Crogsland Road due to the increase in traffic - loading and unloading of lorries, minibuses and ambulances together with the significant increase in traffic due to visitors to the building.

The above point will also result in problems with local parking and road safety issues. As the building is immediately next to the entrance to a children's school it presents the potential for serious accidents. An increase in noise from visitors and suppliers to the property.

I know that these incomprehensible and illogical plans made by the councils are in fact a ruse to block all the noise from the school and the football pitch as it will increase the sale of the existing CRC site. This is immoral and should not happen.

Thank you very much for your support and your expertise. Please come and see by yourselves! We could arrange a meeting with you if you wish.

Kind regards
Fabienne
Hardington Resident
Belmont st
NW1 8HN



MARK NAIK

11b Crogsland Road
London NW1 8AY

Charles Thuaire
Planning Solutions Team
London Borough of Camden

[REDACTED]
BY EMAIL ONLY

27 March 2015

Dear Charles

Vacant site (adjacent to no 11) Crogsland Road London NW1 8HF

2015/0921/P

I write further to our telephone conversation on 23 March 2015 and to comment on the above planning application.

1. General

My view is that the proposed design looks considerably more attractive than the previous design by Pollard Thomas Edwards. It is more respectful of design of 1-11 Crogsland Road and the history of the road being made up of terraced houses. It goes somewhat towards repairing the gap left by bombing.

2. Height

However, it is one storey too tall being higher than anything else on Crogsland Road including the proposed Marine Ices building (2015/0487/P). I note that Camden planners stated at a pre-application meeting on 16 June 2014 that the proposals will define the character of the street due to its scale and position within Crogsland Road (see the applicant's document Statement of Community Involvement). In my opinion the proposed building will assume a dominant position because of its height and width which is undesirable and will significantly detract from the building's positive qualities mentioned above.

I further note that at the same meeting Camden planners said that the "greatest concern would be a potential canyon effect in the street with tall, long building blocks set close to the street on both sides. As such if the Local Planning Authority is to support a building of the general form and footprint of that proposed on Crogsland Road, then the residential development on Belmont Street would be expected to be given greater setback from the street and be broken in form to address this."

I fail to see how it is possible to guarantee that the residential building on Belmont Street will be set back from Crogsland Road when:

- (a) The two sites do not form part of the same planning application (notwithstanding that the applicant's Planning Statement says that the present "application will be linked to the existing Belmont Street site via a shadow S106 agreement" ... "for the purposes of affordable housing provision" - this will reduce, or possibly extinguish, the number of affordable flats on the Belmont Street site).

- (b) The two sites will be in separate ownership; the new Charlie Ratchford Centre will be owned by Camden and the Belmont Street site will be owned by an as yet unknown party (not having been sold yet). There is nothing to bind the future owner of the Belmont Street site to any particular design.
- (c) Should planning consent be given for the present application, the precedent will have been set for a 6 storey building close to the road on Crogsland Road. The future owner of the Belmont Street site may apply to build a similarly tall building close to the road and argue, perfectly reasonably, that it would be unfair for the new Charlie Ratchford building to have been given consent for such a building whilst the Belmont Street site has a completely different set of parameters.

In the circumstances, it seems to me the only way to ensure that there is not the "canyon effect" (which the Camden planners do not seem to want) is to reduce the height of the proposed Charlie Ratchford Centre.

3. Inadequate minibus parking

The current Charlie Ratchford Centre has four parking spaces for minibuses and three minibuses regularly picking up and dropping off. The proposed building has one parking space and it is anticipated that minibuses will reverse into that space:



A transport report has been prepared on behalf of the applicant by Peter Brett Associates which states, amongst other things, the following:

- (a) There are currently minibus drop offs between 09.00 and 09.20.
- (b) There are further currently minibus drops between 10.30 and 11.00.
- (c) There are currently minibus pick ups at 14.30.
- (d) There are currently further minibus pick ups at 15.30.
- (e) The above drop offs and pick ups number 30 per day.
- (f) Minibus access time will largely remain the same as per the current situation.
- (g) The number of mini-buses serving the site will reduce significantly from the current situation.

Given that three minibuses are currently required, that the applicant's Planning Statement says the proposal is to "re-provide the existing Charlie Ratchford day centre" and that minibus access will remain largely the same, I do not see how it will be possible to significantly reduce the number of minibuses. I

note that there are no explanations provided as to how this is to be achieved. On this basis, my comments below assume that the proposed Charlie Ratchford Centre will continue to be served by three minibuses making 30 trips per day:

- (i) The Transport Statement says that it takes up to 10-15 minutes for the minibuses to load/unload. There is nothing to prevent other minibuses from arriving during this period (in fact, given the 20 - 30 minute slot mentioned in the Transport Statement, it would be impossible to avoid). Accordingly, the waiting minibus(es) will have to wait on the road until the single minibus space is free before driving forward and then reversing into the space.
- (ii) Nerissa Shepherd's email to Peter Brett Associates dated 18 July 2014 (appended to the Transport Statement) says "minibuses are there for a period of time during the day – not the same every day, it depends on their schedules and if they have infill work". This accords with my own experience of frequently seeing three minibuses parked in front of the current Charlie Ratchford Centre.



- (iii) In the circumstances, my view is that there is inadequate provision for dropping off and picking up users of the proposed building which would lead to undesirable situation of minibuses waiting on the road and performing 30 reversing manoeuvres per day close to a school entrance (with the last pick up being at the time that school pupils are exiting).

4. Noise from plant room

The proposed plant room is situated next to the bedroom of 11b Crogsland Road. A noise report commissioned by applicants stated that "noise levels from ... (the) plant will be considered once details of the plant are known" and:



“7.2. Operation Noise Assessment – Plant Noise Assessment

7.2.1. The following mitigation measures should be taken into account by the design team at the detailed design stage:

- Where possible, installing the fixed plant internally;
- Selection of low noise emission plant;
- Use of enclosures, acoustic louvres and acoustic barriers;
- Selection of appropriately sized attenuators; and
- Operating plant installations at reduced duty during night-time periods.

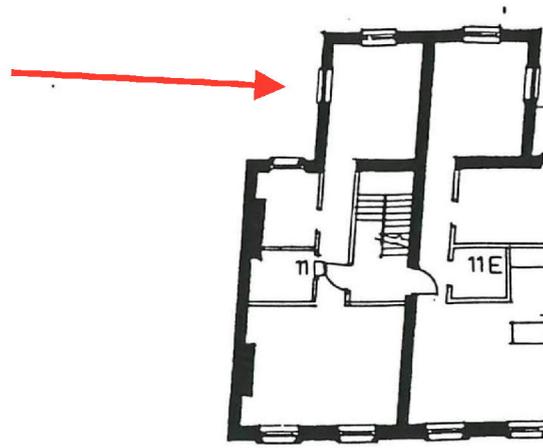
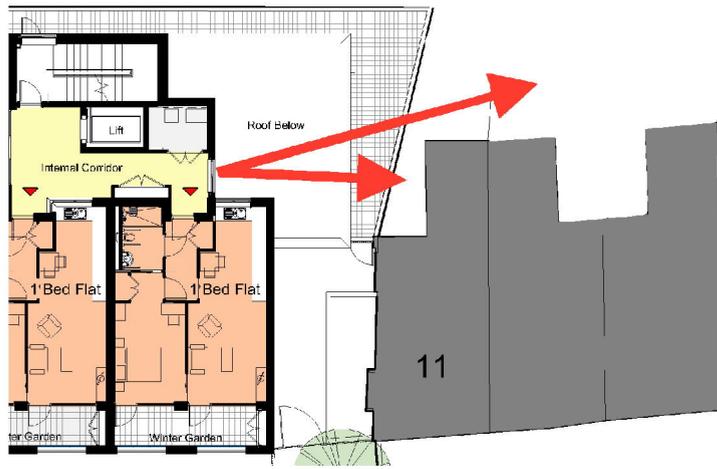
7.2.2. It is recommended that the noise levels from fixed plant installations should be considered once details of the building services plant are known and it is therefore suggested that noise emissions from plant associated with the proposed development are controlled to protect residential amenity.”

I request that should planning consent be given it is on the condition that the plant room be subject of a further planning application once the details of the plant room are known.

5. Overlooking

There is a column of glazing on the north elevation of the proposed building which overlooks balconies and a bedroom at 11 Crogsland Road and the communal garden of 1-11 Crogsland Road:





FIRST FLOOR

Should planning permission be granted, I request that there should be a condition that the column of glazing be made up of opaque glass and non opening panels to prevent overlooking private areas of 1-11 Crogsland Road. This should not be onerous for the applicant as the glazing in question is in corridors rather than flats.

6. Planning Committee meeting

I would like to attend the meeting and address the committee. Please let me know the arrangements for the meeting.

Please kindly acknowledge receipt of these comments.

Yours sincerely

A solid black rectangular box used to redact the signature of Mark Naik.

Mark Naik