

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3076/P	Philip Gallagher	Flat 29 Swallowfield Munster Square NW1 3PJ	09/06/2015 22:03:15	OBJ	<p>I would like to submit the following comments and complaints in relation to this planning application.</p> <p>1) The development on the Cape of Good Hope site will build a 6 storey building facing directly an existing 11 storey building within very close proximity. This will considerably change the sense of space around the Swallowfield block and cause the residents to feel "hemmed in" by a large parallel development, the size and proximity of which is not seen anywhere else on the estate. The effect of the proximity will mean there will be little if any direct sunlight in the communal space between the swallowfield block and the new development and will negatively impact the atmosphere and environment for the residents in the Swallowfield block.</p> <p>2) The light level calculations given in SD9 seem to be of questionable quality since the values given for adjacent windows within the same frame vary considerably. For example the values calculated for the swallowfield block gives two adjacent windows within the same frame (designated 380 and 381) as 13.8% and 21.9%. A change in light level of 50% between these two windows seems very unlikely.</p> <p>3) Since properties in the Swallowfield block will now be directly looked into and overlooked by the new development the privacy of residents will be greatly reduced. In addition the views out of residents properties will be changed from trees and regency buildings to that of new residents balconies in close proximity. This will be very likely to reduce the value of the properties within the Swallowfield block as well as impacting on the environment for residents. At the very least if the development does go ahead, provision should be made for redress by Camden Council/HS2 Ltd of any reduction in value of the leaseholders property caused by the building of the new development. A valuation by independent valuers should be undertaken before and after the development is built (should it go ahead) and (after market value changes over the intervening period are taken into account) any loss in value should be compensated in full.</p> <p>4) The area directly in front of the Swallowfield block has for the last five years been a construction site with storage and site office cabins causing significant disruption to residents and have made the area feel considerably less pleasant as well as causing damage to the paving and vegetation in the area. This site I understand has been earmarked for a further site office for this development for a further 2-3 years. This has caused and will continue to cause therefore a blight on the area and damage to the public space which there is currently no plans to redress. Residents have suffered from this site over the last five years and will continue to do so and therefore should be compensated for the disruption by landscaping the whole area surrounding the Swallowfield block to improve the environment for residents.</p>

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**Total: 6**