

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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2015/3076/P	Kaye Frain	3 Rydal Water Hampstead Road London NW1 3ED	11/06/2015 11:58:01	OBJ	<p>I am objecting to the building of a six storey block of flats on the green in front of Rydal Water on Hampstead Road. Behind the block there is a car park and as I live on the first floor my kitchen is directly above the waste bin area. A block of flats directly in front of my flat will have the waste bin area to the rear. This will be facing onto Rydal Water. Therefore the views from my flat will be car park and bin area to the rear and bin area to the front. I dread to think what the smell will be like in the summer. It can already be a problem with flies in the kitchen. I must as well move to a rubbish dump. As there will also be retail and commercial space in this new block there will be more than just normal household rubbish. There will be no green area to speak of, as there will be no room for one. What happened to conserving some green spaces on the estate. I was having a conversation with some young children who live in the block yesterday. Even they cannot understand, why, the only area they have to play in, is being taken away. What little green space we have is being taken away for this pointless project. I have been informed that the space between this new block and Rydal Water actually just makes the minimum space permitted. Is this true? If so, I will be practically living in with the neighbours. The block will completely block out any sunlight I have. What are the health factors? The area already has a high health risk problem. It is one of the worst in London. Cramming more and more people into small areas will only add to this problem.</p> <p>We seem to be going backwards on this estate as far as living conditions are concerned. There were many changes made to improve the quality of life in London from Victorian Times when germs and infections spread so easily. This was caused by people being crammed together and lack of green spaces. Is this what we have to go back to, to accommodate a White Elephant. I know you are saying there will be no extra housing, therefore no extra people, but that doesn't matter if we are all going to be crammed into smaller spaces. There are plenty of other areas in Camden that could accommodate these extra buildings. Most of the families in these blocks do not originate from The Regents Park Estate, therefore there is no reason why they cannot move to a new area of Camden. Those who have strong ties to the estate could be rehoused on the estate with natural movements of other residents. When a flat becomes empty instead of rehousing new immigrants these people could be offered those flats. I strongly object to this block being built and any retail or commercial spaces being built on this green. If another restaurant was built here I would get no peace at all. People always hang around on the corner of Hampstead Road and Robert Street already. We do not need to encourage anymore.</p>

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2015/3076/P	ms t a baron	Flat 14 Swallowfield Munster Square London NW1 3PJ	14/06/2015 17:52:23	OBJLETTE R	<p>I am an owner of a flat in Swallowfield block, since 2012, facing this proposed development and absolutely object to the scale and style in this location. This is an unsympathetic housing scheme on Plot 6 The Cape of Good Hope due to the following:</p> <ol style="list-style-type: none"> 1. The development does not reflect PPS7 and PPS 12 "Housing in Settlements" policies. Where it states that "When considering an increase in housing density in established residential areas, great care should be taken to ensure that local character, environmental quality and amenity are not significantly eroded and that the proposed density, together with the form, scale, massing and layout of the development will respect that of adjacent housing and safeguard the privacy of existing reside." <p>This has affected my home in the following way:</p> <p>The 6 storey proposed housing scheme does not respect existing massing of 3 to 4 storey buildings on Albany Street. 3 to 4 storey development to follow foot print of Troutbeck homes would be more in tune with the existing.</p> <ol style="list-style-type: none"> 2. The development does not reflect Camden Planning Guidance Design regarding Privacy and overlooking. This design just meets the minimum of 21m (if plans/section/elevations are correct) between habitable rooms (Bedroom to Bedroom or living space). 3. Proposed balconies provide significantly increased opportunities for overlooking reducing that distance to 18m only. They can also result in noise and disturbance. 4. Loss of light and overshadowing calculations are based on pre-application advice scheme and not this current scheme that has been filed. Enclosing the area in front of Swallowfield will make all of the lower flats dark and gloomy with no trees or ability to have open space. 5. It will undermine my enjoyment, privacy and the value of my flat. 6. The Local authority should consider existing residents as well as trying to house new. 7. Fire brigade access could be blocked by one vehicle illegally parked. 8. Bin storage and smell emanating from the back of the development. 9. Increased parking requirements. 10. View from my front room will be into the bedrooms. 11. Increased level of noise. 12. it is not stated what would happen to existing trees. <p>My flat is to be my retirement home.</p>