

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4553/P	j leopard	254-256 Camden Road Flat 36 London NW1 9HF	06/09/2015 17:02:53	OBJ	<p>The application seems to have missed major areas of change. For example, under section 6 there IS altered vehicles access to or from a public highway; there IS altered pedestrian access. There is extinguishment of current tenant rights of way. There is an effect on access for disabled people, parking and road safety.</p> <p>section 18. There IS loss of non-residential or residential floor space. This includes taking away the guest room (?) and making it into a bin storage and a buggy storage area. This limits the ability of tenants to have guests stay over who they do not wish or have room to put up in their flats.</p> <p>The main objections one has are:</p> <ol style="list-style-type: none"> <li>1) the loss of four flats on the mews side. These are affordable rent flats and have more privacy and less air pollution than the other flats facing major roads. This is why they were selected by the tenants who live in them. Some of these flats also have cross ventilation, which none of the new flats will have. The mews side has an architect-designed lofty sloped ceiling, which will be lost if this part of the building is demolished. These internal architectural features were not evaluated with the application.</li> <li>2) the loss of the only (4) parking spaces in the carport. Obviously, when this sheltered accommodation was designed, the planners thought that elderly people, some with bone diseases and arthritis, might need access to motor vehicles within an easy walk of a door. Therefore there is rear door direct access to the carport. This allows residents to be driven home conveniently and privately, park in the carport, have taxis, maintenance vehicles and food deliveries come through the rear door. This is as necessary as when the building was first built. As it is, these deliveries cause some disturbance to other residents. If they all had to come through the front door, they would cause even more disturbance. As it is, the rear door should have an intercom with bell, to enhance the security of the property and prevent the door being left open to gain access. There is no such intercom at the present time.</li> <li>3) the flats to be demolished overlook the garden and recreation area of the One Housing property on Camden Park Road, a social housing unit. This is used by a number of possibly disadvantaged or mentally impacted people who would have their privacy invaded by even MORE people if these 5 mews houses were built. Thus up to 15 or more additional people would be looking at them rather than just the 5 or so who currently are able to.</li> <li>4) the two additional routes of access from the rear door on the Mews and from the side door on Camden Park Road would be removed to the detriment of the residents and of delivery people, visitors, etc. The side door on Camden Park Road does have intercom access. The loss of these exits may represent a health hazard, when more people, some with wheelchairs, walkers or buggies, try to leave the building at the same time in an emergency.</li> <li>5) the building would lose security if the mews houses did not have the railings currently in place on the Camden Mews side; this is what the architects intend now. If there were no railings, it would be easier for (sometimes drunk and disorderly) people to access the mews houses and break into the garden, thus endangering all the residents, especially if the mews house owners were away for long periods.</li> </ol> <p>There has recently been a break in at 90 Camden Mews (across from Ashton Court on the mews side, which has no railings) when its residents were away, so security is a necessity.</p> <ol style="list-style-type: none"> <li>6) there would be loss of two garbage shoot areas, which do not impact the main front of the building because they are on the mews side and at the end of the Camden Road side. They prevent smells that would occur if they were replaced by one larger garbage bin (without shoots?) at the front of the</li> </ol>

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building, as planned. If there were no shoots, people would have to carry their own garbage down to the bins, which they may be unable to do. Smell and congestion would be increased as would the traffic on Camden Park Road for the garbage pick up.

7) for ease of access and of congestion, a chair lift or other lift should be added to the mews side of the building, when it is not demolished.

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We suggest that all existing flats be retained and, if necessary, be refurbished into 1 and 2 bedroom flats. If the costs needed to refurbish require the selling of additional town houses (which have no parking), they should be put facing Camden Park Road where they do not overlook other properties, and do not add to congestion on a very narrow Camden Mews with their five entrances. The tree along Camden Park Road does not appear to be protected and is surrounded by concrete which is never used. This tree can be replaced with another tree in a more healthy location. This plan would also not take greenery away from the garden, part of which will be destroyed to accommodate the mews houses. New town houses on this concrete area would be basically replacing concrete with concrete which is NEVER IN USE. Tree 1 (T1) could then be removed as a substitute for the removal of Tree 5 (T5) which provides some security and privacy against pedestrians looking in or breaking into flats from the Mews on the ground floor. T1 does not provide any security or privacy to the building.

We hope that these suggestions will be carefully considered.

Please notify us (2 persons in flat 36) of the hearing date.

Thank you.

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