

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/7168/L	Dorothea Hackman	Camden Civic Society Basement Flat 39 Mornington Terrace London NW1 7RS	29/01/2016 22:32:03	OBJNOT	<p>Camden Civic Society: comments on 2015/7168/L 29 Jan 2016.</p> <p>As comments are open on 2015/2704/P until 8 Feb 2016, the Society will respond more specifically to that consultation.</p> <p>It is clear that the Central Somers Town proposals, however laudable generating funds for the Council's Community Improvement Plan, and improving primary and nursery facilities may be, it is not acceptable for this to be done to the detriment of current residents, and the historic roofline heritage of St Pancras Station.</p> <p>What follows are the principles with which the Society considers all developments including the Council's should comply, and each is followed by comments specific to the Somers Town proposals.</p> <ol style="list-style-type: none"> 1. No building on public open spaces and green areas. These inner city spaces are too precious to the health and amenity of the local population to be squandered on building development. Replacement green spaces need to reflect the shape and locations of current spaces – ribbons of public walkways do not replace a rectangular park. Account needs to be taken of distance from people's homes. <p>Comment: Building on the Purchase St open space and any green space in Somers Town is unacceptable. Camden Council needs to respect and conserve existing open spaces.</p> <ol style="list-style-type: none"> 2. No loss of mature trees. If the felling of an individual tree is motivated, then it must be replaced by sufficient trees to compensate for their counter-pollution activity as per the "Valuing London's Urban Forest" report ISBN 978-0-9571371-1-0. Trees planted in pits on concrete do not adequately replace trees that have grown for decades or even hundreds of years in what once were fields. <p>Comment: The proposals entail felling at least 70 if not 90 trees, and this is not acceptable.</p> <ol style="list-style-type: none"> 3. Tall buildings are only appropriate in context. The tower height should never exceed the other buildings in the setting. Account must be taken of shadows cast and homes overlooked. <p>Comment: The proposed Brill Place tower of luxury flats on the Purchase St open space is completely against the context and setting, and is unacceptable. Even the 8 storey block is too tall for the setting. The shadows cast by the taller buildings will reduce sunlight to a couple of hours a day for surrounding areas, which is not acceptable.</p> <ol style="list-style-type: none"> 4. The amenity of existing residents is not to be diminished by proposed redevelopments. Account must be taken of the cumulative impact of prolonged and consecutive construction periods. <p>Comment: Somers Town residents will suffer significant loss of amenity with the loss of open spaces. In addition, this construction has been preceded by Crick, HS1 and the British Library and will be followed by HS2, the Euston Station rebuild and Crossrail 2, causing decades of disruption with open spaces taken as construction compounds and the quiet enjoyment of entire childhoods and retirements</p>

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destroyed.

5. Proposals for alterations to housing are to be motivated, and notice taken of residents' objections and responses to consultation.

Comment: Residents are objecting to these proposals, yet the Council is simply proceeding irrespective.

6. Heritage areas and historic buildings including sight-lines and roof lines are to be respected and preserved.

Comment: There are robust objections and requirements from Historic England that have yet to be taken into account.

7. Transport (eg HS2) as well as the built environment is also an issue with which CCS engages. The impact of construction vehicles on Air Quality, where levels already exceed pollutions thresholds, must be restricted.

Comment: Air Quality in the Somers Town area is amongst the worst in the nation and pollution levels are vastly in excess of the target levels set by the European Union, so that Britain has failed the 2010 requirements and has no effective strategy for meeting the 2020 thresholds. Current air pollution must be reduced, urgently, as a matter of public health before any further activity is undertaken that will increase it, by however little.

8. Noise, air and light pollution are public health issues of great concern to the Society. Construction outside of core working hours is unacceptable.

9. As the amenity society for the London Borough of Camden, the Society expects to be consulted by Camden Planning.

Comment: This has not happened.
