



Dear David Fowler

I am objecting to the above application on the following grounds:

On overdevelopment grounds I am concerned that building heights in excess of six stories, which is the local norm, will affect the daylight and privacy of local residents. Daylight will most certainly be denied to some of the Coopers Lane estate residents by the proposed 25 storey tower block. I believe that Somers Town is more suited to 'smaller scale and more incremental change' as stated on P.18 - 1.18 and Policy CS4.

I am opposed to the building of the tower block on Purchase Street Open Space. Both Polygon Road and Purchase Street parks are on the Local Asset List as well as being Designated Public Open Spaces. The CIP will change the type of space as well as reduce green space. Camden policies CS15 – 15.6 and DP31 are meant to protect designated public open spaces. Our parks and open spaces in Camden are under threat from powerful financial interests. I believe we must use our planning policies to good effect to preserve our parks and open spaces for future generations. There are already plans which will cause the loss of St James Gardens if HS2 goes ahead. This application raises very important issues about preservation and enhancing of open spaces and I want to see park and open space policies adhered to.

I am opposed to the removal of mature trees that this application proposes. It is becoming more and more apparent that mature trees have a huge role to play in reducing harmful air pollutants in Somers Town – an area that is alarmingly high in air pollution according to national air pollution standards. Furthermore, many more mature trees will be lost in the area if the HS2 proposal goes ahead and St James Gardens is lost to rail development.

I am opposed to the type of replacement park/open space being proposed. (Planning Statement Para. 5.5) I much prefer soft as opposed to hard landscaping. We have seen examples elsewhere of how hard surfacing changes the quality and nature of parks. I am thinking of Whitfield Street

park next to the Café Nero in Tottenham Court Road where hard surfacing has replaced the former soft surfacing of the park – I believe to its detriment. It is better I think for residents to have more natural and greener surfacing and it must be better for wildlife as well.

I am against the high level of market housing proposed in the application. There is very little social housing proposed and Somers Town area is in great need of social housing and which is noted for being a high area of deprivation. I am very concerned that the high level of housing proposed for sale will result in social polarisation contrary to Camden's policy to 'minimise social polarisation' - Policy CS 6. Gentrification is a very big issue in this proposed development. It seems contrary to Camden's Local Plan, contrary to the interests of the local residents, and counter-intuitive to build luxury flats when social housing is the type of housing that is most needed.

On building density grounds, I believe there should be more green space included in the application and not less. Planning policies are supposed to provide for more useable green space when population increase will make what remains of green space so heavily used that there should in fact be more green space. When the Crick Institute is open, more than 1000 staff will be likely to use Purchase Street Open Space which lies adjacent to their site. Planning Statement - P.36, Para. 5.30 recognises that the current space is insufficient in relation to the pressure that will be put on it by the proposed new development.

The Planning Statement describes Polygon Road and Purchase Street open spaces as 'vacant' and 'under-used'. I believe the descriptions 'vacant' and 'underused' are straightforward nonsense. I have yet to see any firm data to back these assertions up – particularly in comparison to other open spaces or parks in Camden. As a local Councillor for Somers Town, I have witnessed time and time again how much local people use Polygon Road open space, for example, after school when parents and children go there to use the childrens' play area or the open gym facility. I am far from convinced that the proposed development as any advantages whatsoever to offer for improvement to the current park facilities.

I object to the Special Planning Guidance being applied that claims that the Brill Place tall building site lies in the Central Activities Zone (CAZ) This is not the case and I am concerned therefore that the proposal has been developed on a false premise.

I am very concerned about disability issues raised by the application and about provisions for parking for disabled persons and indeed others. It seems illogical and it cannot be right to provide housing for disabled people and not provide adequate parking for them. I am concerned that in general, residents' parking will be reduced by the proposal. It may be that Camden is a car-free borough, but vehicular transport is extremely important for our residents and particularly for our disabled residents. I do not believe that the current proposal provides adequate parking for disabled users.

Please take my objections and concerns into account when application 2015/2704P comes up for decision.

Kind regards

Paul Tomlinson

Paul Tomlinson, Councillor  
St Pancras & Somers Town Ward  
07557 294 135