

For the Attention of the Chief Planning Officer, Camden Council

OBJECTIONS from Sandra Julien 11/02/2016

to

**Proposed Prior Approval Determination Application No. 2016/0091/P
for conversion of B8 Warehouse at (actually behind) 1A Highgate Road NW5 1JY
to C3 Residential**

Background

My husband and I are council tenants occupying the top floor maisonette (2nd and 3rd floors) – Flat C at No 1 Highgate Road. The rear of our property directly overlooks the above site which is accessed by a narrow lane between our building and the Bull and Gate Public House. Residents (who had not previously been individually contacted by the client/developer) were invited to a meeting at Bull & Gate on 8th December 2015 to see the new owner's development proposals. The concept visuals and plans were poorly displayed, not enlarged or shown in adequate light – several residents had to use torchlights on their i-phones to examine the drawings.

Access to the site

We pointed out that access to the building site through the narrow lane between our property at No.1 and the Bull & Gate was dangerous and untenable for obvious reasons: pedestrians are at risk, the traffic lights and road layout prevent large vehicles a clear exit and the side elevation of our building is vulnerable to damage; the Council had to rebuild the garden wall due to lorry damage several years ago, bollards were added but these do not extend fully alongside the property. Building works access at the back of the site is prohibited over TfL land and representatives of the Forum present said they would not permit access there either in accordance with their lease. I stated that our flat trembles regularly due to underground trains and the extensive building work proposed would compromise our safety.

There were strong objections from residents and neighbours severely affected by the height, proximity and density of what was shown.

During the next few days squatters broke into the factory, our BT box was vandalised and police were called to intervene. One morning, shortly after the meeting, we saw the developer's lorry backing up the alley to deposit a skip, duntakings commenced in the interior and a large hole was smashed through the roof. Intermittently skips have been filled and loaded up on the lorry to squeeze out into the main road: **see attached photo of above lorry and skip which evidences the access constraints and dangers the client is prepared to ignore.**

We now have a late notification of the proposed General Permitted Development Order “permitted development” (GPDO) which seeks to find a loophole and gain permission for what has been a casual, incomplete and disregarding scheme. I do not believe that Camden Council will be misled by this application strategy either FOR THE FOLLOWING REASONS

OBJECTIONS LIST

- 1 THIS IS A COMPLETELY DIFFERENT SCHEME to the one shown in the pub on 8th December. It has been inappropriately re-configured under GPDO in order to avoid examination under a full planning application procedure.**
- 2 NO ARCHITECT'S PROPOSED CROSS-SECTIONS OR ELEVATIONS accompany the plans on line.**

- 3 **NO ROOF DETAILS on plans, no roof sections, or roof elevations. We are expected to imagine the building contour.**
- 4 **NO WINDOW DETAILS on plans other than proposed ground floor at the rear of the building. Again there are no cross-sections or elevations to show these.**
- 5 **NO SECTION AND ELEVATION TO SHOW THE PROXIMITY OF THE PROPOSED BUILDING in relation to our building and the Bull & Gate.**
- 6 **NO INDICATION ON PLANS TO SHOW WHERE REFUSE AREA AND RECYCLING BINS WILL BE ALLOCATED**
- 7 **It appears there are 11 double flats on the ground floor and 5 double on the first floor, THIS SHOWS 32 RESIDENTS ARE TO BE ACCOMMODATED. This is an INCREASED, UNACCEPTABLE DENSITY within a very restricted area. Increased resident numbers are now on two floors in reduced spaces to meet the intended profit margin: one flat shows a double bed located in a kitchen area. There is no indication which flats are allocated as low-cost.**
- 8 **If this is a change of use only application DOES THE DEVELOPER/OWNER INTEND TO MAINTAIN THE CURRENT EXTERIOR STYLE OF THE EXISTING FACTORY? If so why has this not been relayed in any drawings?**

I now refer below to KR Planning's Prior Approval Determination Application for the proposed conversion of the existing building of the premises from B8 to C3 dated 23 December 2015 "as to whether the prior approval of the authority will be required as to.":

- (i) *'impacts of air quality on the intended occupiers of the development'*
 Whatever was or was not mentioned in a previous p/a 2014/1689/P, the latter scheme was to provide 5 houses (2x2,3x3 double bed) ie 13 residents + commercial usage (Camden/Kathryn Moran's letter to me dated 16 March 2015).
OBJECTION> the current application is increasing the residential numbers to 32 from 13. This will of course impact on the air quality with ventilation/extraction/central heating/refuse areas etc. We will be directly affected by daylight loss ourselves whilst light pollution from the building will be another factor at such close quarters.
- (ii) *"transports and highways impacts of the development"*
OBJECTION> this development will certainly impact negatively on the transports and highways. I understand that The Bull & Gate owns the alley which is the only access to the site. There are regular deliveries to the Bull & Gate: I attach a photo of beer barrels being unloaded – often pedestrians have to walk into the main road to cross the alley. It will be dangerous for new residents to negotiate the alley as it is used by other trades, the pub empties are wheeled out morning and evening, catering supplies come in and refuse plus recycling are collected. In the summer and on Forum nights people congregate outside the pub and back up into the alley.
- (iii) *"contamination risks in relation to the building"*
OBJECTION> Contamination is an important aspect and a thorough investigation should be undertaken for asbestos and other contamination. **It is not sufficient to speculate on a prelim report which verifies contamination within the subsurface but say "that the risks posed by in**

situ land quality to human health is likely to be low”.

(iv) “flooding risks in relation to the building”
No comment

(v) “noise impact of the development”

OBJECTION> The expected noise whilst building work takes place will be more than stressful. It will be unbearable at such proximity. THE TERRACE WE OCCUPY WILL TAKE THE FULL IMPACT, BOTH AT THE BACK (OUR KITCHEN, A BATHROOM AND BEDROOM) AND AT THE SIDE (AFFECTING OUR LIVING ROOM AND A FURTHER BEDROOM). There is no indication how long the building programme would be.

(vi) “Location criteria”

OBJECTION> THE PROPOSED SITE is within the curtilage of both the Bull and Gate pub and our terrace at 1 Highgate Road which are LISTED BUILDINGS. The downtakings which have already commenced may constitute an illegal action.

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