

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Consultees Addr:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2015/2704/P	susan morris	74 chamberlain house london nw1 1eu	23/02/2016 23:35:24	COMMNT	i object to the tower

---

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2704/P	Gaynor Dunmall	Flat 1 St Pancras Church House 1 Lancing Street London NW1 1NA	23/02/2016 11:07:13	COMMNT	<p>I strongly object to this planning application.</p> <p>As parents of three young children, we frequently use the playgrounds and parks in Somers Town. Polygon Road Open Space has a lovely large playground. In the summer, my children play here most afternoons after school, as well as often during the weekends and holidays. It is a well-maintained playground, filled with children. As parents can either gather to chat on the benches or exercise in the open gym, it's a really family friendly community space. The proposed playground is smaller, as is the open gym. It will be insufficient for the many families who use it.</p> <p>My children sometimes use Plot 10 as an after school club and as a holiday club. This adventure playground definitely needs money spending on it, but it is crucial to the well-being of the children as it affords them a safe, secure place to play. I object to its outdoor space being reduced so much. Particularly in the summer, I want my children to spend as much time outside as possible. It is well documented that obesity in children is becoming much more of an issue and our children are having their chance of outdoor play reduced so significantly, as a result of these plans, it is likely to impact on their health. I am concerned that the new buildings will be expensive to maintain and that the increase costs will lead to an increase charge for parents, which will undoubtedly make it unaffordable for a large proportion of local working people.</p> <p>I strongly object to the loss of trees in the area. I am of the view that such tree removal would, arguably, be a negligent act, as it is well known that one of the primary benefits of having trees, (particularly those that are well established, which a large number are) is the removal of air pollutants and this, in turn, results in the improvement of air quality. If HS2 goes ahead, we will be losing trees in Euston Square and Lancing Street. Trees are likely to be lost during the HS2 utility works on Chalton Street and Phoenix Road. If we are also to lose up to 100 trees in central Somers Town, the already notorious air quality will become even worse. This will undoubtedly have a serious impact on my health and the health of my family. Noise pollution will also become an even greater problem, without trees to muffle it.</p> <p>I strongly object to the buildings in the parks. Somers Town is facing unprecedented construction works with HS2 and Crossrail 2. We are going to lose parks and playgrounds, possibly for decades. We need to maximise the remaining open space, not build tower blocks on it. The parks in Somers Town are really important to my family's health, including mental health. Building a 25-storey tower block on Purchase Street Open Space is totally out of keeping with the area and will destroy that park. The other buildings, with their associated "access routes" mean the actual useful space to play and relax will be much smaller.</p> <p>There are four primary schools and two secondary schools in Somers Town. A huge number of children and young people study as well as work here. The outdoor space is already insufficient and would be far too small if this plan went ahead.</p> <p>Parking is already difficult in Somers Town and the loss of parking spaces, along with the likely loss of parking in Drummond Crescent, Chalton Street and Phoenix Road while construction works go on, will</p>

**Application No:**   **Consultees Name:**   **Consultees Addr:**   **Received:**   **Comment:**   **Response:**

make it impossible.

We have had to put up with years of construction work already. The construction work planned for HS2 and Crossrail2 is devastating. Soon they will start by knocking down the police garages in Drummond Crescent and building a new Maria Fidelis School. Our home is going to be demolished under Crossrail 2 plans. The stress of these works and worry about the air quality has already had a huge impact on my family. The idea that the council should choose this time to chop down trees and build tower blocks on the parks is unbelievable.

---

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2704/P	Geraldine Ramphal	25 Cecil Rhodes House London Nw1 1ug	19/02/2016 10:35:40	OBJ	<p>I strongly object to the planning application ref number 2015/2704/P and 2015/2704/L.</p> <p>I live in the Kings Cross conservation area. The proposed 25-storey tower block and the other high risers may spoil the views into and out of the conservation area. I am against the buildings which are of a height that is unprecedented in our neighbourhood. If the plans go ahead Somers Town will lose its low-rise residential character. The grown structure will be broken up by the proposed 6 and 9 storey buildings. This is an overdevelopment that can't be justified.</p> <p>I am against the scheme's proposal to build on public green spaces. I do not think this is a sustainable approach and it will be no improvement of the area. Priority should be preserving the parks. I enjoy Purchase street green as it is. Its landscape and mature trees offer a wooded quality, radiate calmness, something that can't be found nearby. The greens are precious parkland and small green lungs for Somers Town.</p> <p>The trees and grass have a major role to mitigate air pollution. I am concerned that the plans will have a bad impact on air quality. If the scheme goes ahead at least 90 trees will be removed. The Aborigicultural impact assessment says 45 trees and 5 groups. There are 45 trees within the 5 groups, including the 17 silver birch in the community garden. Uncounted are the 10 peached fruit trees, fig tree and cherry trees in the community garden. The proposal promises to replant trees in other places but it will take years until these will grow tall and have an impact. In the meantime the already poor air quality will get dramatically worse.</p> <p>There are already high levels of air pollution, particularly in the vicinity of the Euston Road and the railway stations. One of the hot spots for bad air quality in Somers Town is Brill Place, precisely where the 25-tower-block is planned and where most trees will be felled. Brill place is the area where the 20 or so chimneys of the Crick institute will add to pollution once the institute is in operation. I am seriously concerned that the reports do not consider how the tower block will change the way pollutants from the Crick and Phoenix Court CHP will disperse - and the impact this will have on existing homes and residents.</p> <p>The planning statement says (5.28, p. 36): "the Masterplan transforms two disconnected open spaces to provide one joined public open space." The report omits saying that Purchase Street will still operate as a street and even proposes to extend the cycle line along Purchase street towards the Crick Institute. There can't be a joined public open space, if it is cut through by a road suitable for lorries. The "joined public open space" will have hardly any grass and will be mostly paved over.</p> <p>There are alternatives to the proposals. The Somers Town Neighbourhood Planning Forum, for instance, has developed a Neighbourhood Plan. It suggests a low impact approach for the development. So far the council has ignored the plan. Earlier proposals submitted by the Forum in 2013 for a minimum impact development that would make a rebuilding of the school and the Plot 10 play facility possible were also rejected.</p>

**Application No:**    **Consultees Name:**    **Consultees Addr:**    **Received:**

**Comment:**    **Response:**

I do not feel that the scheme as presented in the planning application will benefit the community of Somers Town. Many items in the planning application represent a departure from Camden Core Strategy or the Local Development Framework Core Strategy and Development Policies. Camden Council's policies as well as the needs and wishes of the community are being ignored in favour of the scheme. Here are some examples:

1) CAMDEN COUNCIL DOES NOT APPLY AN OPEN BOOK POLICY.

The public has no insight into how the funds are distributed amongst the different areas of priorities for this planning application. As the crucial figures are kept secret the community is denied the chance to properly develop alternative plans.

2) THE APPLICATION CLAIMS THAT "THERE WILL BE NO NET LOSS OF PUBLIC OPEN SPACE". IT OVERLOOKS CRUCIAL FIGURES.

The footprint of the existing buildings on the site is approximately 2076.3 sqm whereas the plans propose a building footprint of approximately 4819.53 sqm. The building footprint will be more than doubled and green space will be massively reduced. In total there will be 1085 sqm less of grass landscape. The plans will lead to a reduction in green space.

Polygon Rd and Purchase Street parks are on the Local Asset List and are Designated Public Open Spaces. Plot 10 Adventure Playground is listed on the map as designated Private Open Space. The planning application ignores Camden policies CS15 and DP31 that aim to protect designated open spaces.

3) ONE OF THE REPORTS REQUESTS THAT THE APPLICANT HAS TO STATE WHAT MEASURES IT PROPOSES TO ENHANCE THE MICROCLIMATE.

The wind study report (p. 16) has concluded that "In order to enhance the local wind microclimate and to ensure the presence of amenable conditions, it might be beneficial to introduce further mitigation measures." I wonder what mitigation measures the applicant will decide on in addition to the trees that already have been suggested?

4) POLICY DP5 (SEE 5.15, PAGE 33) REQUIRES DEVELOPMENTS TO PROVIDE 50% AFFORDABLE FLATS. THE SCHEME DOES NOT DELIVER ON THIS REQUIREMENT.

As priority number 1) the provision of housing was listed throughout the consultation. The scheme will build a total of 136 units but only provide 7% or 10 units of affordable flats. This is topped up with 34 affordable units that will be paid for not by the scheme but by the Affordable Housing Fund, which brings the total affordable flats to 44 or 32%. 32% is far below the 50% pledge by Labour and that of Camden Council.

In addition, the social housing included in the plans will not fulfil the regulations of Camden. The planning statement admits the scheme is not delivering on social rented units (5.15, p. 33): "It is recognised that the proposed mix of social rented units represents a departure from Policy DP5, which requires 50% of social rented units to have three or more bedrooms as set out in the Priorities Table."

5) THE PROPOSAL FURTHER CLAIMS THAT THE DEVELOPMENT WOULD ENHANCE PUBLIC SAFETY AND SECURITY. TO MAKE THIS CLAIM AN INADEQUATE SET OF DATA

**Application No:**    **Consultees Name:**    **Consultees Addr:**    **Received:**

**Comment:**    **Response:**

WAS APPLIED.

The applicant uses housing patrol call figures to claim that Somers Town residents feel unsafe. Somers Town mainly consists of council estates. As the housing patrol service is only for council tenants and leaseholders of council buildings call out figures of the housing patrol will inevitably be higher than in wards such as Hampstead and Highgate that have fewer council blocks. The employment of housing patrol figures for statements about crime is inadequate and misleading.

The actual crime statistics of the ward of St Pancras and Somers Town demonstrate that Somers Town is a relatively safe area. The Metropolitan Police Crime Mapping statistics show that St Pancras and Somers Town ward has a lower crime count and rate than neighbouring Kings Cross, Caledonian, and Regents Park wards, and has less than half of the crime rate of Camden Town with Primrose Hill ward and Bloomsbury ward. Somers Town is a rather safe area at the moment. Destroying the parks and reducing the amount of green recreational space will not enhance security. The proposed development will make Somers Town less safe. The applicant should revisit the data and the conclusion.

6) THE TRANSPORT ASSESSMENT USES AN INADEQUATE DATA BASE.

The data analysed in the plan were gathered during a day in the holiday season on 21 July 2015. 21 July was technically the last day of term, but many of the schools in the study area broke up on 17 July, so normal conditions did not apply. Even Edith Neville School, at the centre of the site, did not close at the normal time, but finished just after lunch. During the holiday season traffic is naturally lower than on normal days. The applicant uses these figures to claim that “there is currently an oversupply of parking spaces in the area...”. This claim is unsubstantiated as the dataset is inadequate. The assessment should be carried out again during school term, when there are normal traffic conditions.

7) THE SCHEME AIMS TO PROVIDE 14 RESIDENTIAL UNITS THAT ARE WHEELCHAIR ACCESSIBLE BUT DOES NOT PROVIDE THE NECESSARY 14 PARKING SPACES FOR FUTURE DISABLED RESIDENTS.

The GLA report recommends (4.3, p. 29) that an adequate number of Blue Badge parking bays should be provided. The scheme however is not creating any additional parking spaces (5.46, p. 41) and will erase existing parking spaces instead. The applicant states (5.47, p. 41) that: “the Masterplan will result in a loss of parking spaces in the area.” and (5.48, p. 41) “it is not possible to provide any parking on site and there are no designated disabled parking spaces proposed as part of the development. Blue Badge holders are however able to park in any parking bays within the area with no time restrictions on their vehicles. Should future residents raise concerns regarding not being able to park close to their homes the Council will look to designate specific bays on request.” If the plans go ahead disabled people living and going to live in the area are likely to find it harder to park near their homes.

The development will disadvantage existing residents who rely on their car for work. The scheme proposes to remove 40 parking spaces, a number that includes several disabled parking spaces. By not providing parking spaces for the additional 14 units for disabled persons the development will result in the loss of in fact 56 parking spaces in Somers Town. This is unfair to the community.

8) THE SOMERS TOWN NEIGHBOURHOOD PLAN IS IN THE FINAL STAGE OF THE NEIGHBOURHOOD PLAN PROCESS. I REQUEST THE CASE OFFICER TO TAKE THE

**Application No:**    **Consultees Name:**    **Consultees Addr:**    **Received:**

**Comment:**    **Response:**

SOMERS TOWN NEIGHBOURHOOD PLAN INTO ACCOUNT.

A draft of the Somers Town Neighbourhood Plan was submitted to Camden Council in August 2015. The document has now reached consultation stage, which will end on 19 February 2016. The applicant's report (5.2, p. 31) misrepresents the situation by saying that "it is at an early stage in preparation.... The draft Somers Town Neighbourhood Plan does not currently have any weight in planning decisions."

Given that the Plan is near completion it should carry weight and should be considered by the council. Paragraph 216 of the National Planning Policy Framework sets out guidelines on factors that have to be taken into account when determining how much weight should be given to an emerging Neighbourhood Plan.

9) THE APPLICANT IGNORES RECOMMENDATIONS BY THE GLA REPORT REGARDING PLAY SPACE FOR CHILDREN.

The applicant fails to deliver (5.27, p. 36) on: "a minimum of 10sq.m of play space to be provided per child forecast to live in the new development. Applying the child yield calculator set out in the SPG, the development is likely to generate a population of 54 children, which would result in a requirement for 540sq.m of play space." This amount of play space is not added to the open space of Central Somers Town.

The scheme is not taking into account that the percentage of children under 15 years in Somers Town with 24,9% is already much higher than the Camden average of 16,6% (data from Somers Town Plan). Currently there is a strong under provision of play space in the area. By erasing the community garden and not providing any additional play space for the new children that will live in the new flats, the plans will increase the pressure on the little green spaces available. The plans will result in a reduction of green landscape by 1085 sqm, of the infant play area by 10 sqm, of the junior play area by 270 sqm and of the outdoor gym area by 60 sqm (4.19, p. 91). The development will have a strong negative impact on the living conditions for children in Somers Town.

10) THE DEVELOPMENT WILL HAVE A NEGATIVE IMPACT ON SIGHT LINES AND THE CHARACTER AND APPEARANCE OF THE SURROUNDING CONSERVATION AREAS.

The case officer stated in the pre-application consultation that (planning statement p. 27) that "The tower should not appear visible over the silhouette of the historic part of St Pancras Station and Midland Hotel complex." The applicant states (planning statement p. 38): "This document concludes that the proposals, on balance and as a whole, will preserve the special interest of the listed buildings and will preserve the character and appearance of the surrounding conservation areas." Many of the views and photos assessing historic buildings submitted by the applicant are inaccurate and understate the visibility of the new buildings (see for instance the "Heritage, townscape, and visual impact appraisal", pp 44 and 45, and 56-57 which misrepresent the height and position of the tower as well its visibility). Photos taken by residents do show that the tower could ruin the views of neighbouring listed buildings. I request that a blimp be flown where the tower is proposed, to allow a truthful assessment of its impact.

Application No:    Consultees Name:    Consultees Addr:    Received:

Comment:    Response:

11) THE 25-STOREY TOWER IS JUSTIFIED ON A WRONG PRESUMPTION.

Argument 1 in the planning statement claims that the height of the 25-storey tower block is justified for mainly one reason that (5.40, p. 38): “the site is within the CAZ ...”. The Central Activity Zone allows the construction of high risers in central London. This statement is untruthful. The CAZ ends at the Crick Institute. Central Somers Town and Purchase Park are not part of it. The location of the tower is outside the zone and cannot be justified.

Argument 2 says “the site setting is characterised by a number of tall buildings, including the Crick Institute...”. This statement is untruthful. Central Somers Town is characterised by low-rise estates, and the newly built Crick Institute is alien to the area. The 25-storey tower is of unprecedented height in the whole area, including the new Kings Cross business district. The 25-storey tower is 7 times higher than the estate next to it. It will be dramatically higher than most buildings of the area. The tower as well as the 6 and 9 storey blocks will disrupt the grown low-rise character of the area.

Argument 3 says “as noted above, the site is situated within an area characterised by tall buildings. The form and relationship of the building to the public realm had been considered as part of the overall Masterplan for Central Somers Town”. Again this statement is untruthful. There is no tall building of this kind in the immediate vicinity. The surrounding area consists of low-rise buildings of three to five storeys height. The argument fails to acknowledge that the tower block will be built in a public park that is characterized by trees, not “tall buildings”. It will dwarf the remains of this small park and deprive it of sunlight as the block will be situated to the south of the park.

Argument 4 says “the visual impact of the proposal has been assessed within the Townscape, Heritage and Visual Impact Assessment. The proposed development is considered to complement and integrate well with the established street pattern...”. The argument does not hold. The Townscape, Heritage and Visual Impact Assessment was inadequately conducted (see above) and the 25-storey tower will likely obstruct the views of Grade I and II listed buildings. The development does not integrate well with the established street pattern as an important east-west alley way behind Block 10 will be erased, and the new buildings will be served by a multitude of new access roads. It is a misrepresentation of facts to claim the development “complement and integrate well with the established street pattern”.

12) THE PLANNING STATEMENT (5.3, PAGE 36) RECOGNISES THAT THE NEW OPEN SPACE IS INSUFFICIENT IN RELATION TO THE PRESSURE THAT WILL BE PUT ON IT BY NEW DEVELOPMENT.

Somers Town is already one of the most densely populated areas in Camden Town. To add further housing is unfair to the people living in Somers Town. The green space is already too small for the current population. The additional 136 housing units will put even more pressure on the small area of open space. This is unfair to the community.

The planning application contradicts council policies, it does not deliver on pledges by Labour, it ignores the needs of children living in the area and it includes misrepresentations and untruthful statements. This development is a waste of community assets. I object to this overdevelopment. Thank you for taking note of my letter of objection.



Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2704/P	Patrick Devlin	73 Chamberlain House Phoenix Road London NW1 1EU	22/02/2016 23:11:13	OBJ	<p>I object to the proposals for the redevelopment of Edith Neville Primary School for the reasons set out below.</p> <ol style="list-style-type: none"> <li>The proposals are far more extensive than is necessary to re-provide Edith Neville one form entry primary school. St Mary and St Pancras one form entry primary school was re-provided by means of three storeys of student flats above the school. I had children at the school for twelve years, including the rebuilding period, and see no reason why the same strategy should not be adopted at ENS. I have been told that this is to allow for future expansion, but this could be built in at lower levels and used for other community / commercial purposes until / if needed. Also, any future expansion would reduce the amount of playground space per pupil. No figures have been provided: without knowing what number of private &amp; affordable homes are needed to finance the rebuilding of ENS only, I believe that what is proposed is completely disproportionate to the benefit provided, given the loss of trees, open space, negative effects on air quality and heavy cumulative construction burden on the people of Somers Town. Further proposed developments in the area, including British Library extension, HS2, Euston Station redevelopment and Crossrail 2 will all generate CIL payments, and HS2 has already identified public realm improvements in the proposed development area, rendering the proposals excessive and disproportionate.</li> <li>Policy D2.9 of the LDF says: "the appropriate density will also depend on accessibility, the character and built form of the surroundings, and protecting the amenity of occupiers and neighbours". The current proposals do not demonstrate an appropriate response to the character and built form of the surroundings. The plan forms do not appear to relate to any existing buildings around them, nor to the well-established urban grain of Somers Town. There is a four storey building 12m from the existing houses of Cooper's Lane estate, with directly overlooking habitable rooms, which is unacceptable on privacy as well as daylight and sunlight reduction grounds.</li> <li>The negative impact of the proposed tower on Brill Place is arguably in a different league. In addition to being completely alien to the established built form of Somers Town, it will: <ul style="list-style-type: none"> <li>• impact negatively on the setting of the Grade 1 listed Barlow train shed</li> <li>• impact negatively on the setting of the Grade 1 listed British Library</li> <li>• have an adverse impact on the daylight, sunlight and privacy of Cooper's Lane estate</li> <li>• not have parking for wheelchair-bound residents in contravention of the LDF and London Plan.</li> </ul> </li> <li>Loss of mature trees. Given the poor air quality already found on Midland Road this loss will likely cause unacceptable negative health effects.</li> <li>Air quality. The combination of the Crick exhaust flues, CHP exhaust from Phoenix Court and vehicle fumes from Midland Road seem certain, from the information in the planning application itself, to produce unacceptable air quality, frequently.</li> </ol>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2704/P	paul wrench	74 chamberlain house london nw1 1eu	23/02/2016 23:37:14	COMMNT	6. Flawed consultation. The consultation process was not open or genuinely aimed at gauging opinion in Somers Town. Questions were framed as to allow only answers seeming to support the development, and the developer's representative refused to discuss the extent of the development at the public meeting at Regent's High.  i object to the tower
2015/2704/P	Julie Harrington	8 Charrington Street London NW1 1RS	23/02/2016 17:43:12	OBJ	I would like to object to the Central Somers Town proposals on the following grounds.  The design, size and height of the proposed 6, 9 and 25+ storey tower blocks is not in keeping with the current 4 and 5 storey buildings in the area, many of which are of historic significance.  Where the proposed buildings are currently located will affect the privacy of residents and tenants and will contribute to a considerable loss of light to many homes.  The impact of noise from plant equipment and construction vehicles will cause extreme distress, inconvenience and disruption to those living adjacent to the works and also to those in the wider area.  The impact of the new development will put an enormous strain on an already densely populated community and its overstretched services.  The introduction of a new open space will add an extra 'no go' area at night to the neighbourhood which is a safety issue.  The proposed 136+ dwellings and their subsequent parking needs will add congestion to the area and affect parking facilities and road safety.
2015/2704/P	Tony Knight	13 Monica Shaw Court 31 Purchase Street Somers Town London NW1 1EY	23/02/2016 16:50:59	OBJ	If they build this it will block my view. There will be so much noise. I don't want it. It will be a nightmare.  I prefer the park just as it is. To have these buildings would ruin it.  I would like to see a nice garden with rose beds and flowers, and an area where dogs can run around, because otherwise where would they be able to?  Who are the people that do want these flat built? Is it people outside? No one that lives here wants it, I know that for certain. I'd like to know who they are.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2704/P	Khatun Begum	29 Coopers Lane NW1 1HD	21/02/2016 22:36:17	OBJ	<p>I live near Brill Place and will be affected by these proposals.</p> <p>I object to the loss of light both in my house and garden. Also I do not want to lose any trees as these offer shade to my garden and without them in the summer it will be too hot.</p> <p>We have had the construction of the Crick building disturb us and we do not want to have further construction work with noise and dust.</p> <p>I am worried about the air quality especially with the loss of trees.</p> <p>My grandchildren use the park and like it as it is. The new park will be different and have a road in it.</p> <p>I object to the loss of privacy that will affect my home and my life.</p> <p>I object to the loss of my view from the back as it is now.</p>
2015/2704/P	TN	24 St Somers Town	21/02/2016 16:14:44	COMMNT	<p>Don't build more bloody luxury flats. Ordinary people need proper homes.</p> <p>Don't 'spose this comment will do much good, people round here have a very low opinion of you lot.</p> <p>You're supposed to work for the interests of the all people of Camden. But you're just the skivys of big property money.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2704/P	Anwar Zaman	16 Walker House Phoenix Road NW1 1EN	23/02/2016 15:06:41	OBJ	<p>I object this massive development for the following reasons:</p> <p><b>Loss of Green/Open space</b> The proposed development would contribute unacceptable pressure and demand on Somer"s Town existing open space facilities, contrary to policies CS15 (Protecting and improving open spaces &amp; encouraging biodiversity), 15.6,15.8, 15.15 and policy DP31 (Provision of and improvements to public open space) of the London Borough of Camden Local Development Framework Development Policies.</p> <p>The proposed development would significantly reduced the overall green area (by 1876sqm approx.) contrary to the policy 7.18 (Protecting open space and addressing deficiency) of The London Plan March 2015.</p> <p><b>Height of the Building</b> The proposed development Plot-2 and Plot-7 by reason of its height, bulk, mass, design and density would appear incongruous and overly dominant which would have an adverse impact on the character and appearance of surrounding residential areas and the local area generally contrary to policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.</p> <p><b>Loss of amenity and light.</b> The proposed development by reason of its height, bulk and mass would result in loss of amenity, especially overshadowing to the adjacent Coopers Lane and Open Space and surrounding areas contrary to policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and DP26 and DP31 of the London Borough of Camden Local Development Framework Development Policies.</p> <p>Site is not in the growth area neither in Central activity zone. This proposed CIP site has never been considered by Camden as a growth area and it is not listed in the Camden Site Allocations document. So high density development is not appropriate for this site. Midland Road Site - Land to rear of British Library has been identified for future development in Camden Site Allocations document, which says at page -29 "The density of surrounding development is generally quite high, with taller buildings along Euston Road to the south and a generally lower scale in the residential areas to the west and north which are characterised by flats of 4-5 storeys. A transition in building heights will be appropriate across the site and the appropriate scale of buildings will be subject to rigorous assessment of their design quality and impact on the townscape of the area, including streets and the public realm, and particularly on the amenity of neighbouring residential properties".</p> <p><b>Loss of Car Parking space.</b> Due to the proposed development 33nos parking places will be lost, drop-off and pick-up of residents not taken into account.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					<p>No new disabled car parking spaces proposed whereas 14nos wheelchair user dwellings has been proposed.</p> <p>Though the proposed development is car-free development, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.</p> <p>Over crowded Cycling.</p> <p>The development proposed 226nos cycle spaces within the building, would be likely to contribute unacceptably over crowded cycling in this area which would cause harm to health and safety to the pedestrian and school children</p> <p>Besides, insufficient affordable housing, proposed Plot-7 housing is for richer people, proposal will increase social exclusion.</p> <p>The proposed flats of Plot-7 will not have natural ventilation due to poor air quality; not an appropriate site for residential use near Crick centre.</p> <p>The development is likely to generate a population of 54 children which will impact on local GP's, schools, leisure centres.</p>

---