

Gentet, Matthias

From: Thuaire, Charles
Sent: 02 March 2016 09:41
To: Planning
Subject: FW: Planning Application 2016/0302/P - Objection

PI register as objection on m3

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867



From: Abjal Afrus [mailto: [REDACTED]]
Sent: 01 March 2016 22:49
To: Thuaire, Charles
Subject: Ref: Planning Application 2016/0302/P - Objection

Date: 01 March 2016

Tybalds Close Tenants and Residents Association
C/o Flat 12, Babington Court
Order Hall Street
London
WC1N 3JT

Charles Thuaire (Case Officer)
Senior Planning Officer
Planning Department
London Borough of Camden

Dear Sir,

Planning Reference:

2016/0302/P

Site Address:

Tybalds Estate New North Street London WC1N

Description:

Details required by condition 8 (waste storage) attached to planning permission 2013/1014/P granted on 13/05/2014 for mixed use development to provide 93 residential units and associated works.

Tybalds Close Tenants and Residents Association (TCTRA) write in connection with the above planning application. TCTRA have examined the plans and TCTRA know the site very well. TCTRA wish to object strongly to the plans to locate for recycling area at Babington Court and Chancellors Court.

Babington Court - Present Recycling Area

Recycling area for 54 flats (22 x 3 bed flats and 22 x 2 bed flat)

Large enclosed designated area for recycling.

Easily accessible. Located approximately seven metres in front of the block main entrance.

Surrounding wall is durable. Constructed from hardwood planks and has planters.

Entrance door is made from durable metal.

Recycling area contains seven large paladins.

Residents use area to dispose large rubbish items.

There is a storage room that the caretaker to use to store large rubbish items.

Long history of residents not removing large rubbish items from block communal areas.

Block has 13 floors and it is important that communal areas always clear of rubbish.

In the past there have been fires related to abandoned rubbish in communal areas.
It is not safe to store rubbish in communal areas until the council disposes of the items.
Great efforts have been made by residents to create present recycling area.
This present location and system works very well for residents and the caretaker.
Plans need to improve recycling area

Babington Court - Planned Recycling Area

Recycling area has also been designated new occupants of new build mews houses.
Two small designated area for recycling.
One located 25 meters away from the block main entrance (close to block windows)
One located 29 metres away from the block main entrance (away from block windows)
Paladins are planned to be housed in soft wood. There is no high surrounding wall/fence.
Each of the two recycling area contains three paladins
There is no area to dispose of large items
There is no area for caretaker to securely store large rubbish item

Chancellors Court – Present Recycling Area

Recycling area for 54 flats (22 x 3 bed flat and 22 flats x 2 bed flat)
Large enclosed designated area for recycling.
Located approximately 33 metres from the block main entrance.
Surrounding wall is constructed from a metal fence.
Recycling area contains seven large paladins.
Residents use area to dispose large items rubbish.
There is a storage room that the caretaker to use to store large items.
Block is a high rise 13 floor tower and it is important that communal always clear of rubbish
In the past there have been fires related to abandoned rubbish in communal areas.
It is not safe to store rubbish in communal areas until the council disposes of the items

Great efforts have been made by residents to create present recycling area.

This present location and system works very well for residents and the caretaker

Chancellors Court - Planned Recycling Area for (Figure 4)

Recycling area has also been designated new occupants of new build mews houses.

Two small designated areas for recycling.

One located 20 metres away from the block main entrance (close to block windows)

One located 30 metres away from the block main entrance (close to block windows)

Paladins are planned to be housed in soft wood. There is no surrounding wall/fence.

Each of the two recycling area contains three paladins

There is no area to dispose of large items

There is no area for caretaker to securely store large rubbish item

Babington Court & Chancellors Court - Planning Objections

The current recycling areas are located in a reasonable distance away from the windows of both blocks. The present enclosed walled/fenced areas have worked very well and have contained rubbish in a designated area.

The planning application is to have four separate recycling areas that contain three paladins each. Three of these areas will be within a very close distance from resident's windows, less than 2 meters. One area will be further away but will look isolated in the landscape and will not fit well into the surroundings. The height of the plan for the recycling area that will contain the paladins will reach the level of the residents windows, which is at normal eye level.

The planning objection is related to location of the plans for recycling areas particular the recycling areas close to the resident's windows. This is a retrograde step and will cause many problems for the residents and caretaker for both blocks.

The increase pedestrian traffic will create a lot of avoidable pollution and concerns related to privacy, views and security for the residents that live on the lower floors of both blocks.

The recycling areas will be used for mixed recycling and residents will dispose of dirty rubbish that will create strong odours, which will travel into resident's windows on the lower floors. Inevitable there will be increase in dust and dirt that will travel through the air, which will reach into resident homes as well. This will have a negative impact on the quality of residents of lives. There will be also be unhealthy fumes from the diesel rubbish collection trucks that will travel close up to the windows. The rubbish trucks will also create a lot of noise when collecting rubbish. Due to increase pedestrian traffic near the windows, residents will also create a lot of noise nuisance as they open and close the paladins to dispose of their rubbish.

Windows overlooking recycling area will have a negative impact on the quality of their lives, particularly those residents who live on the lower floors. The close vicinity of the recycling area to the lower windows will also feel an overbearing for the residents. Residents on the lower floors will also have restricted angle of views as their view will be obscured by the bins and covers that are the same height as the lower floor windows.

The location of the bins near the windows will create an enclave or area between the block wall that will create hot spot for antisocial behaviour such as drug dealing/taking and urination. This will again impact the residents who live on the lower floors as odours will travel into their homes. There will also be serious concerns about privacy and security to their homes.

As there are no plans to replace the existing large designated area to manage large items, it is inevitable there will be an increase of large items being abandoned in communal areas of both blocks and exposing residents fire hazards. Residents will also dispose of large items around the recycling area, which will make the area look unkempt and further increase the concerns mentioned above. The recycling area will also be visible from the wider landscape, particularly because the area will be used as dumping ground for all rubbish. This will be similar to the problems we have in another block (Devonshire) on our estate that does not have an enclosed recycling area that has a wall or fence.

The recycling area location is further away from existing location at Babington. This will discourage recycling and encourage dumping of rubbish in communal areas and will increase bin chutes blockages as residents will try and dispose of large items in the communal chutes.

Final objection, is that the planned furniture that is made out of soft wood will be flimsy and will not last long and require frequent repair.

Conclusion

Location of the recycling bins without doubt will have a serious negative impact on the residents, particular to the residents who live on the lower floors of both blocks.

The recycling plans for Babington Court and Chancellors Court is not designed and located to prevent exiting residents from being exposed to air and noise pollution. The plans will restrict resident's views and attract antisocial behaviour. The negative effects of a poorly located recycling facilities can be designed out or prevented through mitigation measures. For example, appropriately located equipment can prevent nuisance caused by strong odours, noise and can prevent social behaviour. The quality of live will be negatively increased traffic by pedestrians in a very poorly located for recycling area.

The plans are a serious retro grade step. There is expectation for the residents for facilities to be located in the most accessible parts of the estate with the minimal amount of negative impact. Sadly, this is not the case with the plans the recycling areas for Babington and Chancellors.

Please note this planning application has not had any initial consultation with the Tybalds Close Tenants and Residents Association before formally submitted the proposal as a planning application.

I urge you to take note of the issues raised above and reject the plans for recycling areas for Babington and Chancellors.

Yours sincerely,

Abjal Afrus

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Abjal Afrus | Chair
Tybalds Close Tenants' and Residents' Association
Babington, Boswell, Blemundsbury, Chancellors, Devonshire, Falcon, Richbell, Springwater, Windmill
Holborn, London Borough of Camden

Member
Holborn District Monitoring Panel
Holborn District Management Committee
Camden Housing Resident Scrutiny Group