

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3049/P	David Beamont	28 Canonbury Square	25/05/2016 21:20:36	COMMNT	<p>The Design &amp; Access Statement includes details of a green wall (p16) and several benefits of this feature are proposed, including improving air quality and promoting ecological diversity. If the development is approved I encourage the Planning Committee to secure, by condition, a living wall comprising several species of plants, with the final plants selected being those that are beneficial for pollinators and whose leaf morphology is more inclined to trap particulate matter. In this way it is reasonable to assume that these described benefits will be more fully realised and the wall will support Camden's biodiversity action plan to a greater extent than if the wall were to be formed of, for example, one species such as ivy as depicted in one of the images on p17 of the same document.</p> <p>In the Proposed Forecourt - LANDSCAPE DESIGN PLAN, the applicant includes species of mixed shrubs and herbaceous plants that appear to be beneficial for pollinators. If true, this is good news and should be encouraged. Other wildlife will likely benefit also. Installing high quality greenery that maximises ecological diversity would further ensure the project meets the boroughs biodiversity action plan.</p> <p>I sometimes walk past the property and am often struck by the high number of cyclists in the morning and early evening waiting at the traffic lights either at Margery St or Calthorpe St having either traversed Calthorpe St or about to. Indeed I understand the junction was the subject of a TfL Quiet ways intervention recently. I would encourage therefore the Planning Committee to press upon the developer the need to ensure every effort is made to manage site vehicles effectively and diligently to avoid cyclist/site vehicle conflict.</p> <p>Finally, given that Camden is an Air Quality Management Area I encourage the council to stipulate that all boilers used in the development be 'ultra low NOx'.</p>

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2015/3049/P	Rowan Hodgson	Flat 32 Rosebery Square West Rosebery Avenue Holborn EC1R 4PT	24/05/2016 23:42:51	OBJ	<p>I strongly object to the proposals for 51 Calthorpe Street.</p> <p>The applicant is seeking to grossly overdevelop the existing building. The basement flats are substandard and should not be allowed. Even in the current housing crisis, people should not be living in subterranean dwellings like troglodytes. The overshadowing of the hotel means very little natural light will penetrate these flats or even those at the back of the building on the first and second floor.</p> <p>The process to excavate the basement is also a worry given the age of the building and the precedent set with previous accidents which could mean the loss of much loved building and further damaged to neighbouring listed properties.</p> <p>The additions to the building are not in-keeping or respectful to the conservation area. The use of quality materials only when viewed from the street is lazy and ignores that they will be visible from neighbouring properties.</p> <p>The applicant again seeks to do-away with the provision of an on-site affordable flat by way of a payment which will not provide a suitable alternative. The applicant should instead look again at the excessive service charge it has calculated and scale back it's ambitions which are far beyond what the modest site can cope with. The flats lack parking provision and will ultimately not appeal to the 'luxury' market the developer is hoping to cash in on.</p>

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