

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5181/P	Meric Apak	Town Hall Judd Street	17/10/2016 09:50:03	COMM	I would like to object to this application on the grounds of height, bulk, and mass. I also would like this application to be considered by the Planning Committee. If the committee are minded to grant the application I would like officers to explore a condition preventing the owners from converting offices into luxury flats under permitted development.
2016/5181/P	J Edwards & C Lafferty	Flat 21 7 Spring Place London NW5 3AS	17/10/2016 21:53:15	OBJ	<p>As long-term residents of the block of flats adjacent to the proposed development we would like to put forward a number of objections.</p> <p>Firstly we are concerned about the planned "event space". The vagueness of the term "Sui Generis" worries us. As this space directly abuts our block we would seek assurance that no live or amplified music would be allowed, and also that no alcohol licence would be granted. We have experienced much distress through this type of noise pollution from Rankin Photography Studios based in The Ann Roy Building on Grafton Road. We have had to make formal complaints to the police and Camden Council numerous times over the years as live bands and drunks have kept us awake until 4am on week nights. There is no protection for local residents against this manner of anti-social behaviour as there would be if we lived near a licenced premises.</p> <p>Furthermore the proposed roof terrace would be directly opposite our block. If this terrace had 24 hour access then I can only imagine the noise pollution local residents from nearby blocks could suffer as they try to sleep in the many bedrooms that face said terrace. This would be compounded if alcohol was served at any event.</p> <p>I believe that a number of the surrounding properties will have their access to daylight restricted and it is disappointing there are no residential units. Local residents may also be affected by excess traffic on what has been to date a quiet, residential area.</p>

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2016/5181/P	Duncan Bell	1-2 Spring Place London NW5 3BA	17/10/2016 17:54:51	COMNOT	<p>Dear Camden Planners</p> <p>We have occupied our site in Spring Place for 32 years and as such are supportive of the improvements that many developments can offer. The usage of this development is surprising as the immediate area is becoming increasingly residential but we support the idea of maintaining business use in the area.</p> <p>However, we feel that the overall scale of the development seems out of scale with the surrounding area and will have a significant impact on the residential community around here, so we agree with the opposition and concerns of the local residents and Inkerman conservation area.</p> <p>The boundary wall of the development which abuts our will completely overshadow our building and will stand out far above the whole landscape affecting all the residents in the surrounding area to a large extent.</p> <p>In addition I should point out that the mention of future development of our site is pure speculation on the part of the developers.</p> <p>The vehicular access is a particular point of concern as well. The traffic assessments suggest a reduction in traffic but I think the methodology misses the key difference in current usage versus future plans.</p> <p>The majority of the current usage goes in and out of the existing unit as it is a vehicle workshop. Although the number of vehicles may reduce, there will be nowhere for them to turn which either puts extreme pressure on the narrower residential end of Spring Place up towards the sharp corner, or requires endless 3-point turns for service vehicles to exit to the south as they have entered. It seems to me that some sort of vehicle access bay is essential to make sure the building's service vehicle requirements can be contained within the plot. This is all the more relevant when the plans propose unnecessary widening of the walkways which in turn will narrow the road.</p> <p>The road cannot sustain being any narrower.</p> <p>Our property has two loading yards that keep most of our activities off the highway but we also rely on access for HGVs to load and unload. The nature of our business does not allow for more sustainable transport options to transport our equipment to and from the many theatre venues in and around London that we service.</p> <p>It is essential that we are able to maintain the current vehicle access that we achieve by using the permitted loading on single yellow lines on the west side of Spring Place, adjacent to our building. If the walkways are widened, the roadway would become too narrow for vehicles to safely pass between a loading HGV and the parking bays opposite. This would mean that day to day access of service vehicles would periodically block access to the other residential and business occupiers north of the site, and cause further congestion on the raised platform with the junction of Spring Place and Holmes Road, causing subsequent danger to pedestrians. A better solution would be to leave the walkways and loading areas as they are, and rely on the eastern walkway from Holmes Road and create a more appropriate crossing the site further up Spring Place.</p> <p>So to summarise we do not oppose the development of the site per se, but consider the scale of the proposals are too large for the local surroundings aesthetically, not well considered from a</p>

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transport/access point of view and disregard the significant impact they will have on an essentially residential community.

Finally, I should point out that there is mention of an open day back in August to which we were not invited and that we have had little or no communication from the developers or their agents, but would welcome any discussion/consultation with them. This is also applicable to ensuring appropriate discussion and consultation is carried out during construction to ensure we have continued access for all vehicles including 40" artics to our premises throughout the process.

Please ensure we are fully advised and updated by the committee throughout the process

Yours sincerely.

Duncan Bell

Sent from my iPhone
