

From: Catharine Wells [REDACTED]
Sent: 19 November 2016 23:53
To: Fowler, David
Subject: RE: Planning Application - 2016/6088/P - Highgate Newtown Community Centre Unit A, B, C, D & E - 25 Bertram Street London N19 5DQ - Planning Objection

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Email to David.Fowler@camden.gov.uk
Date: 19/11/2016

RE: Planning Application - 2016/6088/P - Highgate Newtown Community Centre Unit A, B, C, D & E - 25 Bertram Street London N19 5DQ - Planning Objection

I am writing to object in the strongest terms to the above application for the following reasons:

The proposed development is **over-scale** and far too large for the site both in terms of mass and height. The scale of the development means it will have a **harmful impact** on adjacent homes.

There will be an unacceptable loss of **privacy** as a result of the proposed windows, balconies and terraces **directly overlooking** both homes and rear gardens.

The development will significantly reduce **sunlight and daylight** to rear gardens and a number of adjacent homes to an unacceptable level.

The **closeness** of the development to surrounding gardens and homes will cause harmful **noise intrusion and overlooking**. The buildings are built up to the boundary on three sides and within 1m of the public path on the west side. If the scheme was approved it would set a dangerous precedent for developers to exploit on other sites in Camden.

The development, due to its **excessive height and bulk** will have a harmful impact on the **character and quality** of the Conservation Area; the scale of the development is inappropriately large for this back-land site. It is out of place and alien to the homogenous character of the area which contains **Lutyens Homes For Heroes within the DPCAAC** as well as matching red brick mansions blocks with **good and important open views** between all the buildings.

The proposed new **community hall** is at basement level and is not connected to the outdoor public space. This separates it in visual, practical and architectural terms from the local residents it is there to serve and be open to. The Fresh Youth Academy spaces are

mainly **below ground** and have poor access to outdoor space. The basement development is overlarge for the site and does not comply with the recent **article 4 directive** which is intended to limit excessive basement development and its impact on the neighbourhood.

The **Section 106** requirement to provide replacement accessible youth and community gym and juice bar facilities which was required of Camden Council as part of the planning permission to redevelop Chester Balmore and which was only completed in 2015 will be reneged on and this is not acceptable either in the short, medium or longer term as this will result in the loss of an amenity which was identified as being vital to this area.

Major criticisms of the proposals have been made by members of the public on numerous occasions at consultation events and I feel these have **not been taken into consideration** in the scheme submitted for Planning.

Finally it is evident that the applicant has not properly taken into account **the business case** for rehabilitating the current buildings- some of which have only recently been brought up to present standards using public rates and taxes. Current concerns with CO2 emissions, damage to the environment and air quality through demolition, rebuilding and the environmental costs of the concrete, steel and glass required have not been taken into account.

Yours
Catharine Wells