

From: Karine Encinas-Pardé [REDACTED]
Sent: 22 November 2016 21:45
To: Fowler, David
Subject: Planning Application - 2016/6088/P - Highgate Newtown Community Centre Unit A, B, C, D & E - 25 Bertram Street London N19 5DQ - Planning Objection

Dear Sir/Madam

In response to the Planning Application referred to above, my comments and objections are as shown below:

- The proposed development is **over-scaled** and too large for the site. It will appear out-of place and alien to the character of the area. The scale of the development means it will have a harmful impact on adjacent homes.
- There will be a 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.
- The new **community hall** is at basement level and is not connected to the outdoor public space. The Fresh Youth Academy spaces are mainly **below ground** and have poor access to outdoor space.
- The whimsical **architectural style** feels inappropriate and out of place given its setting within the Conservation Area.
- 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, despite member of the community taking a lot of their personal time to engage with Camden and the architects.

Yours sincerely,

Karine Pardé

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Karine Encinas-Pardé
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