

Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

Dear Mr Fowler,


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

In response to the Planning Application referred to above, I would like to register my comments and objections as follows:

- 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.

I appreciate that you will have had this letter from many other local residents, but please do not take my use, as a busy academic, of an already drafted response as indicative of anything other than my strong opposition to the scheme as currently planned. The lack of sensitivity displayed here does no credit to the developers, and would do even less to the Council if approved.

Yours sincerely,



Prof. Tim Blackburn