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

By Post / Email to David Fowler@camden.gov.uk

Date: 19-100V. 16

Name and Address: Carol Dean Tun Greenhalgh 3 Bramphill Gdu Landon

Dear Sir/Madam

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, 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.

to the in the additional traffic which such a huge some complex of bildings would never Chester Road is not equipped to handle the increase in traffic either.

Yours faithfully. Non in safe for pedestriant as well.

3 Branshill Gdus NWS VJT

The proposed design is very among adaption amateurish in it's planning + bok/feel.

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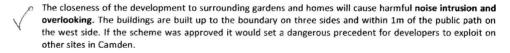
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Please thul about to designing a smaller more sensitive building with less private facts and more public sprice. Please that about sousing the existing workable building and misorporating their libo somethic tiers to some the character and scale of any new proposal.