

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. NOV. 16

Name and Address:

Carol Dean
Tom Greenhalgh
3 Bramshill Gdns
London
NW5 1JJ

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.

Completely impractical for Bertram street and it's residents to take on the additional traffic which such a huge complex of buildings would incur. Chester Road is not equipped to handle the increase in traffic either.

Yours faithfully,

Very unsafe for pedestrians as well.

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The proposed design is very ~~amateurish~~ amateurish in it's planning + look/feel.

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- Please think about re-designing a smaller more sensitive building with less private flats and more public space. Please think about saving the existing workable building and incorporating them into something new to save the character and scale of any new proposal.

Yours faithfully,

