

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6069/P	Bess Gorman	4 Laxton Place Regent's Park Estate Camden London NW1 3PT	29/11/2016 23:08:12	OBJ	<p>I believe that this planning application should be rejected. This church is a vital component of my community. I am submitting my petition with nearly 300 signatures objecting to it's demolition. Here is the link:</p> <p>https://www.change.org/p/sadiq-khan-church-in-peril</p> <p>Please read my petition, and the many comments by church members, the local community and even people from all around the world. The many testimonies and stories that have been left on the petition page show the significance of this church in my local community. It is shocking that this can be ignored and so this planning application should be denied.</p> <p>The London Plan policy states that 'London requires additional and enhanced social infrastructure provision to meet the needs of its growing and diverse population.' The church therefore should not be demolished and replaced with housing. People who attend the church on a regular basis often pray late at night or early in the morning, even when the doors are locked. They love and rely upon this church. It is the council's duty to care for this place of worship. It's congregation should not be left high and dry without somewhere to practice their faith.</p> <p>We live in a multicultural and mixed community here in Camden and the Regents Park Estate is a wonderful example of this. The estate is particularly diverse and I think that this should be cherished and not destroyed. Please remember that this church has a congregation of over 500 parishioners, all of whom love and value this building.</p>

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2016/6069/P	Emma Gorman	4 Laxton Place NW1 3PT	29/11/2016 23:55:29	OBJ	<p>To whom it may concern,</p> <p>I object to this planning application on the following grounds:</p> <ul style="list-style-type: none"> · Loss of community asset/social infrastructure <p>The Debre-Genet church are a piece of vital local infrastructure and the loss of a place of worship would have a negative impact on both the church congregation and the local community. Regents Park Estate has lost a library, two pubs and faces years of HS2 disruption. At a time of falling church attendance this church should be saved.</p> <p>The loss of such social infrastructure goes against the Euston Area Plan adopted 2015 which states:</p> <p>Social infrastructure</p> <p>2. Provision of new and replacement facilities to meet needs generated by development</p> <p>There are a variety of community facilities in the Euston area, which provide a range of services to the local community. Developments will be expected to make appropriate contributions towards the improvement, maintenance and (where appropriate) expansion of existing community facilities and services in order to address additional needs reflecting London Plan and Camden planning policies. Any community facilities affected by development proposals should be reprovided in the locality</p> <p>The assessment of the church, or existing facility, in the application is incorrect and does not reflect the intent of the Equality Act or the London Plan. It states that:</p> <ul style="list-style-type: none"> o The poor accessibility of this building makes it unsuitable for modern use as a community facility. Poor quality of construction and an inflexible plan makes refurbishment or re-use an unsuitable option. It is therefore proposed that this building be demolished and the site redeveloped to make better use of this central London site. <p>It is to be acknowledged that the building is existing and thus provides a challenge, but with suitable investment it could easily become an easily accessible and inclusive building. It has been assessed by a member of the National Register of Access Consultants, who concurs with this assessment. In addition its destruction would make it inaccessible to all members of the community.</p> <p>It should be further noted that the Mayor's Social Infrastructure SPG states:</p> <p>'Housing development in those areas defined in the London Plan as Opportunity Areas and Intensification Areas (policy 2.13), Areas for Regeneration (policy 2.14) and large residential development (policy 3.7) will place significant pressure on existing social infrastructure and many of these areas may have limited existing provision. The regeneration of individual areas will require a</p>

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comprehensive assessment of social infrastructure requirements including site availability and options for integrated provision of services.’

This is particularly relevant to this area as a result of the proposed HS2 development and as such the loss of existing social infrastructure should be seen as a contradiction of the required strategic approach to the retention of existing social infrastructure.

The SPG also highlights that ‘Boroughs should ensure that the needs of their current and projected population can be met before losing existing social infrastructure.’ The application does not make any reference to such requirements, nor address how it should be replaced.

We would further raise issues with Authorities approach to the Equality Act and the need as a public authority in making decisions to promote equality of opportunity for protected characteristics – losing the church will not promote equality of opportunity and will in reality have a far greater negative impact than the provision of 22 ‘affordable’ units

· Loss of light.

The space behind Laxton Place and Longford Street is an oasis of green. The construction of a nine story building on Laxton Place and the Triton Square expansion will mean no direct light in these gardens (and for the Westminster Kingsway crèche) for more than nine months of the year.

This is clearly demonstrated by the ‘Transient Overshadowing Assessment - 21st March’ - as a result of the development our amenity will lose significant sunlight and be placed in complete shadow as a result of the development. this is a significant loss of amenity as a result of the development and against the local plan that shows no detriment to our residential amenity as a result of proposed development

· Loss of privacy and views

The flats on Laxton Place and the roof terrace at Triton Square will overlook the gardens and the nursery.

The application notes that factors Camden will consider from Policy DP26 include:

- o “a) visual privacy and overlooking;
- o b) overshadowing and outlook;

We have seen no evidence that this has been considered for numbers 1-4 Laxton Place and promises in pre-consultation that there would be no overlooking of the gardens have been broken – 22 windows will overlook the gardens of 1-4 Laxton Place as will the proposed communal roof terrace,

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In addition, the townscape assessment does not make an assessment of the loss of views from the gardens of the 1-4 and the significant loss of sky and associated sunlight. This will have a negative impact on the mental health of the residents as a result.

· Loss of access.

The houses on Laxton Place have access to the rooftop via the church. They were built without this provision it will be impossible to clear leaves and maintain rooftop surface without constructing costly scaffolding.

We would also like it to be made clear that the views of the local residents most effected by the development (1-4 Laxton Place) have not been communicated through the statement of Community Involvement and that we object to the development and made this clear through the public consultation and further that our concerns raised during this consultation (loss of light, privacy and amenity) have been ignored in the final proposals.

We also would like to state that we are highly supportive of the Church and are disgusted at the attitude of British Land in trying to state that they are not part of the local community and as such not relevant to the outcome. I am copying a quote by a young church member below.

“I feel overwhelmed by my emotions when I am writing, because Debre Genet Holy Trinity church has been guiding and supporting the community for the past 10 years and has changed many peoples’ life. The church provides an environment where young people can learn and practice leadership skills and focus on ethical decision making. It has been able to reach at-risk young people and offer much needed care and support.

The church is firmly rooted within the life of the wider parish community, and that wherever possible, young people are provided with the opportunity to participate in the life of the parish community. Through the programmes, activities and ethos of the church, the parish council guide and support young people, and acts as mentors and role models in their personal, social and spiritual development. The programmes that the church provides creates opportunity for the young people to develop into mature and responsible adults who will play an important role within their communities and the wider society. We have been informed that in a very short time we will not have a place to worship and get the much need support for the young people. I believe that this decision will affect lots of peoples’ lives, especially young people. Now, I do ask the people concerned to re-evaluate the decision and at least to give us time to implement the changes required to maintain the services provided by the church to the community.

Please help!”

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Dagmawit Sleshi, London, United Kingdom

In conclusion the application breaks many of Camden's own planning polices and as a result should not be given permission. British Land should be providing affordable homes within the Regent's Place development. Not dropping it, off site, over the road and into a community already facing years of disruption and building work.

I wish to attend the planning application meeting and would like to make further representation.

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2016/6069/P	Louise Morton, Quadrant Town Planning Ltd	Quadrant Town Planning Ltd The Office 14 Harcourt Close Henley on Thames OXON RG9 1UZ	25/11/2016 16:03:35	OBJ	<p>We act on behalf of Westminster Kingsway College, which owns the Regents Park Centre on Longford Street, located adjacent to St Anne's Church and directly opposite 1 Triton Square.</p> <p>The Regents Park Centre is one of the College's main centres within London providing some 3,300 sq m of academic, training and support services for the College over four floors. For example, the centre provides general teaching classrooms for ESOL (English for Speakers of Other Languages), employability programmes and classroom based apprenticeship provision, together with staff offices for adult pathways, health and social care, and support functions, including HR and finance.</p> <p>In addition, there is a nursery which provides childcare for students, staff and the local community, based on the ground floor and which utilises a dedicated garden area to the west of the building to provide outside space for the children.</p> <p>Following the merger of Westminster Kingsway College with City and Islington College in August 2016, the Regent's Park Centre has undergone significant refurbishment works in order to accommodate the WKCIC Group Head Office apprenticeship delivery team, employer engagement and work based learning.</p> <p>We have reviewed the planning application submission and wish to raise the following concerns:</p> <ol style="list-style-type: none"> 1. Impact on privacy and overlooking of the College grounds, specifically the external nursery area: The proposed 6 to 9 storey residential block on the site of St Anne's Church will result in significant overlooking of the external nursery area due to the presence of windows and balconies on the east elevation. In particular, the large balcony proposed at the first floor level will provide a direct view into the garden area. This will lead to a loss of privacy and raise significant safeguarding issues with regard the statutory requirement for children in the Early Years Foundation Stage (EYFS), which stipulates that "providers must provide access to an outdoor play area or ensure that outdoor activities are planned and taken on a daily basis." 2. Loss of daylight and sunlight: It is noted that the Daylight and Sunlight study prepared by GIA does not consider the impact of the proposals on the College (annotated as The Central Institute in the report), advising that it is a commercial property and therefore falls outside the BRE's parameters. However, the site is an operational Further Education College, falling within Use Class D1, and for the purposes of daylight and sunlight analysis should be considered as a relevant 'non-domestic building where the occupants have a reasonable expectation of daylight'. Good daylight levels are required within classrooms to ensure effective delivery of the curriculum and it is important to the College that these are not reduced. <p>We are concerned that the increase in the height of 1 Triton Square by an additional 3 storeys to 45m, would reduce daylight and sunlight to the College due to its location due south of the Regents Park Centre; and the proposed 6 to 9 storey building on St Anne's Church, located to the west of the Regents Park Centre, would have a similar effect.</p>

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					<p>We therefore request that the GIA report be extended to include an analysis of the potential impact of the proposed development on daylight levels within the College's building.</p> <p>3. Overshadowing: The Overshadowing Study prepared by GIA indicates that the College's landscaped grounds will be significantly overshadowed as a result of the proposed development. The study indicates that on the relevant date – 21st March – the amount of area receiving more than 2 hours of sunlight would reduce from 81.5% to 5.4%. This huge reduction will result in a significant overshadowing of the site and will undermine the outlook from the property. Students work best in light and airy spaces, with good levels of natural daylight and sunlight; not in buildings with a gloomy, overshadowed outlook.</p> <p>The report's conclusion that the area will not be overshadowed in the height of summer, just as the College is entering the exam period and summer holidays, does not alleviate our concern, that for the most part of the year, the area will be completely overshadowed.</p> <p>I should be grateful for your consideration of these matters and look forward to hearing from you.</p>
2016/6069/P	Louise Morton, Quadrant Town Planning Ltd	Quadrant Town Planning Ltd The Office 14 Harcourt Close Henley on Thames OXON RG9 1UZ	25/11/2016 16:03:22	OBJ	
2016/6069/P	Rahel Yibrish	6 st Michaels Flat Aldenham Street	30/11/2016 16:57:19	OBJ	<p>Around one hundred Camden borough residents, including myself, who are concerned and directly impacted by the planned demolition of St Anne's church have signed a petition opposing the demolition of Church.</p> <p>Instead of all the residents writing individual comments on this website as it is going to be a repetition, we have agreed for one representative to comment now online and five people to come and explain our concern and hand in the petition during the consultation meeting.</p>