



To David Peres Da Costa

I object to this planning application on the following grounds:

- **Loss of community asset/social infrastructure**

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.

The loss of such social infrastructure goes against the Euston Area Plan adopted 2015, which states:

Social infrastructure

2. Provision of new and replacement facilities to meet needs generated by development

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

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:

- 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.

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.

It should be further noted that the Mayor's Social Infrastructure SPG states:

'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 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.

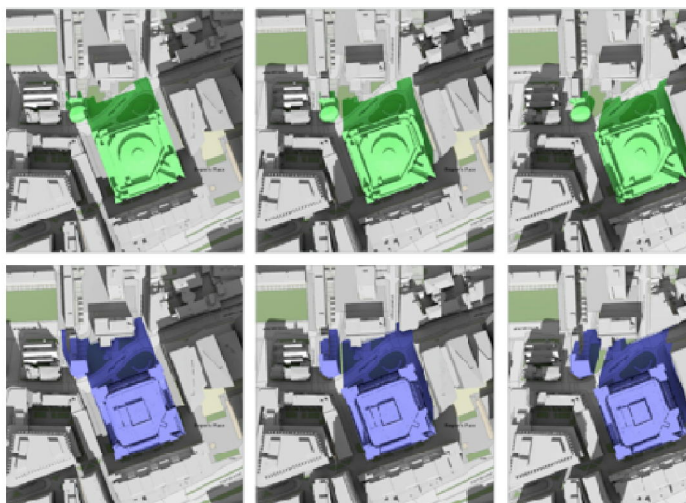
The SPG also highlights that 'Boroughs should ensure that the needs of their current and projected population can be met before losing existing social infrastructure.' The application does not make any reference to such requirements, nor address how it should be replaced.

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,

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!"

[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.

Emma Goman

4 Laxton Place

London

NW1 3PT

