

From: Dr Abby Cronin
9 Bramshill Gardens
London NW5 1JJ

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

By Post / Email to David.Fowler@camden.gov.uk
Date: November 30, 2016

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 too high and too large. It is out of proportion for the site. Furthermore, it does not fit into the existing character of the area. The scale of the development will have a harmful impact on adjacent homes and the wider neighbourhood. Adjacent homes and streets (Bertram and Winscombe) will have to endure several years of building works involving lorries and building materials travelling back and forth daily if this scheme is approved. An enormous amount of dirt and rubbish will be generated and will need to be removed routinely.
- If this scheme is approved it will generate an enormous amount of traffic daily and this is a dead-end street. There simply is not any space to accommodate any more traffic.
- 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 result in a loss of sunlight and daylight to rear gardens and several adjacent homes. This is unacceptable.
- If this scheme is approved it will set a dangerous precedent for developers to exploit on other sites in Camden because the development is too close to surrounding gardens and homes. ****Excessive noise, intrusion and overlooking will change the area from its current peaceful and calm one to one.** The buildings are built up to the boundary on three sides and within 1m of the public path on the west side..
- The development, due to its excessive height and bulk does not conform to the character and quality of the Conservation Area; the scale of the development is inappropriately large for this back-land site.
 - The proposed 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. Surely this defeats the essential character necessary for attracting and keeping young people interested and involved.
- Criticisms of the proposals have been made by members of the public on numerous occasions at consultation events and I feel these criticisms **MUST** be taken into account so that a balanced and fair re-development of the Highgate Newtown Community Centre will be redesigned to suit the existing space and be compatible with the neighbouring streets.

Yours faithfully,

Abby Cronin

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

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

Name and Address:

Ms H. B. Bloch
102 a Crayford Road
London
NWS 1HA

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 where there will also be new basement lightwells. 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.
-

Yours faithfully,

