

Greg Parmley  
25A Bertram Street  
London  
N19 5DQ

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

By Email to David.Fowler@camden.gov.uk  
Date: 18 December, 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**

As one of the two residents whose homes will be lost as a direct result of this scheme, I am writing to state my objections to the scheme. As you may already know, the very basis under which Camden in planning to undertake this scheme is entirely weak. The Project Manager for the scheme wrote to residents on 18 October 2016 to say that the reasoning for this entire scheme was based merely on a visual survey carried out some years ago. As such, I would question the very need for this project at all.

My objections to the scheme are:

- I will lose my home because of a scheme that is being progressed on a premise that is entirely feeble and currently unsubstantiated.
- 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.

Yours faithfully,

Greg Parmley

20 December 2016

To LBC Planning Committee

Application Ref: **2016/6088/P**  
**Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ**

FOA Mr David Fowler, Principal Planning Officer  
By email: David.Fowler@camden.gov.uk

We are writing to object to the proposed design for the redevelopment of the HNCC/ FYA, submitted under the above application.

At the LBC Development Management Forum on 25<sup>th</sup> April 2016 the Project Champions Group made the statement as set out below. Since then the changes made to the design of the scheme have been minor and have not addressed our main concerns.

We contacted all eighteen Project Champions who regularly attended the Project Champions meeting. Of those eighteen, only two have said they support the planning application in its current form. Four were not contactable, and one preferred to make their own separate objection to the application. The remaining eleven wholeheartedly support this objection to the application.

We reiterate our 'key proposed changes' under Point 2 below. In summary we are convinced that **it is possible to have a smaller and better designed development accommodating HNCC, FYA and housing that preserves and enhances the character of the local area and delivers a community centre with a more viable long term future.**

We therefore ask that the planning application is withdrawn and the scheme revised to address the comments and concerns expressed.

HNCC & FYA Project Champions

Peter Chapman  
Andrew Walsh  
Kate Pitman  
Patricia Salazar  
Javier Encinas  
Ian Williams  
Ilana Hastings  
Thanos Morphitis  
Declan McCafferty  
Jo McCafferty  
Lizzie Smith

## **Project Champions' Statement for LBC meeting 25 April 2016**

We are a group of local residents and users of the HNCC who fully support plans to improve our Community Centre. As part of the HNCC "Project Champions Group" we have been providing input and volunteering our time to positively influence the development of a facility that :

- 1) provides a high quality services to our community,
- 2) preserves and enhances the character of Dartmouth Park and
- 3) is respectful of the privacy of surrounding streets, homes and gardens.

We want a viable, sustainable and manageable new facility and understand that new housing is needed to pay for it, however, Camden are not properly taking into account our input, nor listening to our valid concerns. Our key concerns are, as follows:

### **1 HNCC & FYA Project Champions' main concerns**

- The new development will be too tall and too bulky and it will not preserve or enhance the character of the conservation area.
- The layout of the flats will result in overlooking, overshadowing and removal of privacy to surrounding homes and gardens.
- During the construction period, the services currently provided at the HNCC and FYA will have to find a new home and it is not sure that they will survive the 2 year move and come back once the new centre is finished.
- The 32 new flats will have an impact on the demand for health services, schools and parking in Dartmouth Park.
- The proposals show a 25% uplift on the current HNCC/Fresh Youth floor plan area – and this has a number of issues associated with it
- HNCC doesn't currently pay rent and already raises over £150,000 per year for the benefit of the community. As part of the new development HNCC will be required to pay £100,000 rent. We are concerned that larger facilities will put more pressure on HNCC to raise money through rent, and thereby threaten the long-term viability of HNCC.
- We are not convinced that a larger floor area for the HNCC and FYA is necessary - the new building will be purpose-built, and flexible. This should provide a facility which can be used much more efficiently than the current facilities.
- A larger HNCC requires significantly more private housing to pay for it. In addition, Camden also require the new private housing to produce a financial surplus, which makes the development taller and bulkier still.
- The proposed works will last for at least 2 years, and will affect everyone's day-to-day lives causing noise, dust and traffic in an area of Dartmouth Park surrounded by 3 schools and 2 nurseries.
- In addition, two households will lose their homes and have to move out of the area. This affects some of the Project Champions directly – they will talk about this separately
- Therefore, as Project Champions, we want evidence that the community and development proposals have been carefully thought through, are supported by tested business cases for HNCC and FYA elements and are as efficiently and well-designed as possible.

## 2 HNCC & FYA Project Champions' key proposed changes

We have suggested changes to Camden throughout the various "Project Champions" meetings and public consultation events, but these have not been taken into account.

- Overall, we are convinced that **is possible to have a much smaller housing, HNCC and FYA development that preserves and enhances the character of the local area, and delivers a community centre with a more viable long-term future.**
  
- We want to see:
  - **A smaller, better designed, flexible "like-for-like floor space" HNCC and FYA development** that provides high quality services to the community and is easier to manage
  - We want to see: **A lower rise development** – with roof edges no higher than the existing HNCC building - **which is lower density** than the current scheme with far fewer flats. Even in the development at Chester Balmore, the highest point is 4 storeys – and it's sits below the roof line of the Whittington Estate on Raydon Street. Chester Balmore is located at an important local road junction opposite a library. The HNCC site is on quiet backstreets, surrounded by existing homes and gardens in a Conservation Area sharing a boundary wall with a Listed Building, so there is no town-planning or contextual justification for the proposed 4-5 storey scale of development here.
  - We want to see: **A housing development respectful of the privacy of surrounding areas**, so no balconies or roof terraces overlooking surrounding homes and gardens, but with balconies facing the new public space to create an active, overlooked public space
  
- There are other advantages to a smaller development. **A smaller development means:**
  - **Faster delivery**, which will allow the new HNCC & FYA to re-provide their services to the local community earlier;
  - **Cheaper construction, operation & maintenance**, which will make the whole development more affordable and less dependent on the sale of many flats – and more sustainable in terms of the long-term future of the HNCC and FYA;
  - A smaller development will mean **Less disruption, noise and traffic** for the local community, schools and services; and
  - **More respect of the privacy, views and light** of the neighbouring residents.

We believe that LB Camden must address the concerns of the community now, and:

- take longer to refine the brief and the scheme,
- work more closely with local residents,
- significantly reduce the scale and massing of the development across the site,
- and address the current overlooking issues.

**Without this, the HNCC Project Champions cannot support the proposals and fear for the future of the project and local area.**

The HNCC & FYA Project Champions Group and Residents of Winscombe Street, Bertram Street, Croftdown Road and Chester Road.

33b Dartmouth Park Avenue,  
NW5 1JL

19th December 2016

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

Dear David,

Re Planning Application – 2016/6088/P – Highgate Newtown Community  
Centre Unit A, B, C, D  
& E – 25 Bertram  
Street London N19  
5DQ – Planning  
Objection

I am a local resident and am writing to oppose this inappropriate planning proposal. It is completely out of scale for this area, introducing tall buildings that will overlook neighbouring homes and gardens, built right up against the boundaries of the site (not a desirable innovation in this part of London). The result will be loss of privacy as well as light for neighbours. The design itself is unattractive. The siting of the community hall does not connect with the public space and the Fresh Youth Academy is mainly below ground and again poorly connected to public space. The attempt to shoehorn in a large number of additional dwellings will inevitably have a negative impact on already squeezed public facilities.

This plan must be rejected, account taken of objections already made, and a new proposal drawn up that takes account of the nature of the existing area.

Yours sincerely,

Paul Kafno

**Young, Tony**

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**From:** Amanda Greenfield [REDACTED]  
**Sent:** 21 December 2016 21:20  
**To:** Planning  
**Cc:** Prash Naik  
**Subject:** Planning Application 2016/6669/P

Dear Tessa Craig

We are writing in relation to the planning application for 26 Agamemnon Road, NW6 1DY. We live at 32 Agamemnon Road, NW6 1EN and wish to object to the proposal. We were unable to find the 'comments' section on your website to register our objection to the application online but hope that this email will suffice.

In particular, we are concerned about the proposal for a new roof terrace which would encroach on the privacy of the surrounding homes and their respective gardens, potentially block light from the neighbouring properties and be a noise disturbance.

Yours sincerely  
Amanda Greenfield and Prash Naik

**Young, Tony**

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**From:** Jane Desmarais [REDACTED]  
**Sent:** 21 December 2016 22:50  
**To:** Planning  
**Subject:** Planning application 2016/6669/P

Dear Tessa Craig, or to whom it may concern,

I have been a resident of 38 Agamemnon Road, NW6 1EN since 1998, and wish to register a strong objection to the proposed alteration (first-floor roof terrace) to Mr Nicholas Trebino's house at No. 26. My objection is principally on the grounds of the effect that such a feature will have on neighbours' light and privacy. We are a very close community in Agamemnon Road, and we treasure the leafy quiet of our back gardens. A first-floor roof terrace would not only set an entirely unnecessary and totally undesirable precedent (I could have one of those, but I wouldn't force such an intrusive obscenity on my next-door neighbours), but it would create a platform of noisy disturbance that would impinge upon the beautiful light that comes across the reservoir into our homes at the end of the day, and intrude upon neighbours' peaceful lives. As a community, we have already been assaulted by various unstoppable, ugly, and inappropriate building alterations at the top of Agamemnon Road, but this one should be prevented; as an external feature, it threatens to mar the outside space of many neighbours, but particularly those who live directly next door. I appeal to your sense of fairness here. It would be very nice if you could take on board the views of those who actually live in the road, rather than a landlord who simply wants to increase the rental value of his property.

Yours sincerely,  
Jane Desmarais

38 Agamemnon Road,  
NW6 1EN  
[REDACTED]