

**Gentet, Matthias**

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**From:** Primavera Boman-Behram [REDACTED]  
**Sent:** 06 January 2017 12:07  
**To:** Planning  
**Subject:** Planning Team, Camden ... Ref. # 2016/6891/P  
**Attachments:** Prims garden.pdf; SA report - phase 1.pdf; CAMDEN CONSERVATION, Article 4, Fleet River & Regents Canal.pdf

*Planning Team, Camden*  
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re: **1 Centric Close, London NW1 7EP** and **27 OVAL ROAD, London NW1 7EA**  
ref: **# 2016 / 6891 / P**

Dear Mr Cassidy,

it is clear that Camden wants all its long term residents to move away from their homes, so that there will be so many more flats available, and hence more monetary intake in terms of Council Tax. Therefore I question whether, given Camden's planning remit, any points that people make, will actually be taken into account?

I studied the *Centric Close External Daylight & Sunlight report December 2016-1* pdf.  
<http://camdocs.camden.gov.uk/webdrawer/webdrawer.dll/webdrawer/rec/6401489/view/Centric%20Close%20External%20Daylight%20&%20Sunlight%20Report%20December%202016.PDF>

It is very obvious that all the rooms at the rear of my house will be in darkness most of the days, --summer and winter --if Fairview builds that development right behind me. It follows also that nothing will grow in my back yard with those flats towering above. . . . . Do you suggest that I get my own "*Rights and Light Law*" barrister to prove it?

Rear yard of 27 Oval Road in the summer.

27 Oval Road has been in my family since the early 1950's. It houses an extensive archive that dates back to the 1920's. Between FAIRVIEW CAMDEN CENTRIC, HS2 Ltd, and CAMDEN GOODS YARD, if I don't wish to die of heart and lung disease, or dementia, I am being forced to move, but without enough money to move anywhere as central as where I am now.

I have researched *The Sustainability Appraisal Report, Phase 1*, and have placed either ticks or crosses in red, to agree or not to agree with the criteria listed. Fairview's concept does not rate favorably for me below in this pdf.

The proposed development will completely change and ruin the skyline, not just for me and the immediate buildings, but for houses across the road. My house is a very old Georgian one without strong foundations or walls. The four buildings are in the Primrose Hill Conservation area and have an additional Ruling on them because of that. Is it unfair therefore that the neighboring area doesn't take this heritage or design into account, at all!

What is the use of bringing more and more people into inner London, if there are no jobs close by? The government should be fueling manufacturing and jobs in other parts of England and building homes there. --  
- More homes in Central London, means more boilers and more trucks and cars, and hence much more air pollution. Already London's bad air quality is way above the EU's suggested level for health. And having yet another housing development in this corner of Oval Road, means more kids cycling and more accidents.  
--My neighbor at the South end of Oval road was knocked down on two separate occasions already by young cyclists, breaking her hip in two places. It also means more dog 'poo' and trash on the road. --  
Especially as Camden has cut down drastically on road cleaners. And unless a gated community, the teenagers from these parts will enter, stoned and drunk, and shout their lungs off till 3am, as they are wont to do at present.

**Now as regards the construction period:**

1/ In 2004, my new rendering became all cracked the same day as Barratt's builders were driving piles into the ground when they built their *Lockhouse* flats at the North end of Oval Road.  
In 2009, when Thames Water changed the pipes in Oval Road, I had a major basement flood, costing me many thousands to reinstate, as well as me falling 9 feet off the builder's hoist breaking many bones which left me in constant pain to this day.

2/ Do you know that the HS2 Ltd will tunnel 20 meters below the VIRGIN and WMCL train tracks opposite where 27 Oval Road is, --at present slightly to the West of the existing tracks?

3/ Do you know that there are rivers running underneath here. --The Fleet and others?

4/ Do you know that the Regent's Canal, which is also close by, has vaults underneath? (The Victorians were amazing engineers detouring many rivers to drains further away.)

I worry about the GROUND WATER LEVEL. (Already I have for two years water leaking into my cellars, which for many decades wasn't the case. It has *Thames Water* confounded too.)

With *HS2 Ltd* wanting to move all Thames Water waste pipes into the South end of Oval Road from Primrose Hill, along with all the utilities, don't you think it is asking for big time trouble to have so many "digs" going on at the same time, and, all in such a confined area? And this is not even addressing the other massive project at Morrison's!

The traffic will be gridlocked for years, and the Pollution and air quality will give rise to heart failure, lung disease, and mental breakdowns of various sorts, as the various construction sites will simultaneously go on for years around here.

Camden's recent and proposed developments are NOT beautifying Camden. And certainly not the plans brought forward by FAIRVIEW behind my house.

If my fragile house subsides from all this, who is responsible?

Yours sincerely,

Primavera Boman

Primavera Boman-Behram  
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E [REDACTED]



## **RIVERS UNDER LONDON**

<http://www.gresham.ac.uk/lectures-and-events/london%E2%80%99s-lost-rivers-the-hackney-brook-and-other-north-west-passages>

### **London's Lost Rivers: The Hackney Brook and other North West Passages.**

Monday, 22 June 2009

**Iain Sinclair** takes a look at the rivers of London which have either faded out of the minds of Londoners or else disappeared completely. He considers what relationship these 'lost' rivers have with the idea of 'northness' within London and beyond.

The **Fleet RIVER** was legendarily filthy. Redesigned as a Venetian-style canal by Christopher Wren after the Fire of London, it was quickly overtaken by grim reality. Jonathan Swift, in 1710, wrote about the Fleet filled with "the sweepings from butchers' stalls, dung, guts and blood." A few years later Alexander Pope described how "Fleet-ditch with disemboгуing streams / Rolls the large tribute of dead dogs to the Thames." It is no surprise then that the lower Fleet was culverted in huge storm sewer tunnels where it has remained ever since. Yet before the river became more trouble than it was worth, it was a crucial route in as well as out. Everything from Welsh cheese to coals from Newcastle arrived at the Fleet wharves, and even the stones for Old St. Paul's Cathedral were unloaded here.

The rivers may be hidden but they are far from gone. It is very hard to stop a river from flowing, so they have merely been diverted into the sewer system, often as part of Joseph Bazalgette's monumental tunneling programme during the 1860s and 1870s. They can still be seen if you know where to look, flowing through culverts and under gratings. Sometimes they are hidden in plain sight. The Hampstead and Highgate Ponds are former reservoirs created by damming two streams that form the Fleet. Regent's Park Lake was originally fed by the Tyburn, while the Serpentine was landscaped from the Westbourne in 1731 for the benefit of George II's consort, Queen Caroline. Unfortunately the sewage problem eventually rendered both rivers unsuitable for ornamental ponds, and they were diverted away.

Regent's Park Lake was originally fed by the **Tyburn**, while the **Serpentine** was landscaped from the Westbourne in 1731 for the benefit of George II's consort, Queen Caroline. **Unfortunately the sewage problem eventually rendered both rivers unsuitable for ornamental ponds, and they were diverted away. The Hackney Brook river. The Walbrook river. River Peck. River Lee.**



Camden. **The Camden Catacombs**, as they have become known are were once owned by British Railways but have now passed into multiple ownership. Some sections were demolished during the redevelopment of the area while other sections belong to Camden Market who discourage access.



They were built in the 19th Century as stables for horses and pit ponies that were used to shunt railway wagons. The tunnels run under the Euston mainline, under the goods depot at Primrose Hill, beneath Gilbeys Bonded Warehouse on the **Regents Canal** and under Camden Lock Market. Their route can be traced from the distinctive cast-iron grilles set at regular intervals into the road surface; originally the only source of light for the horses below.

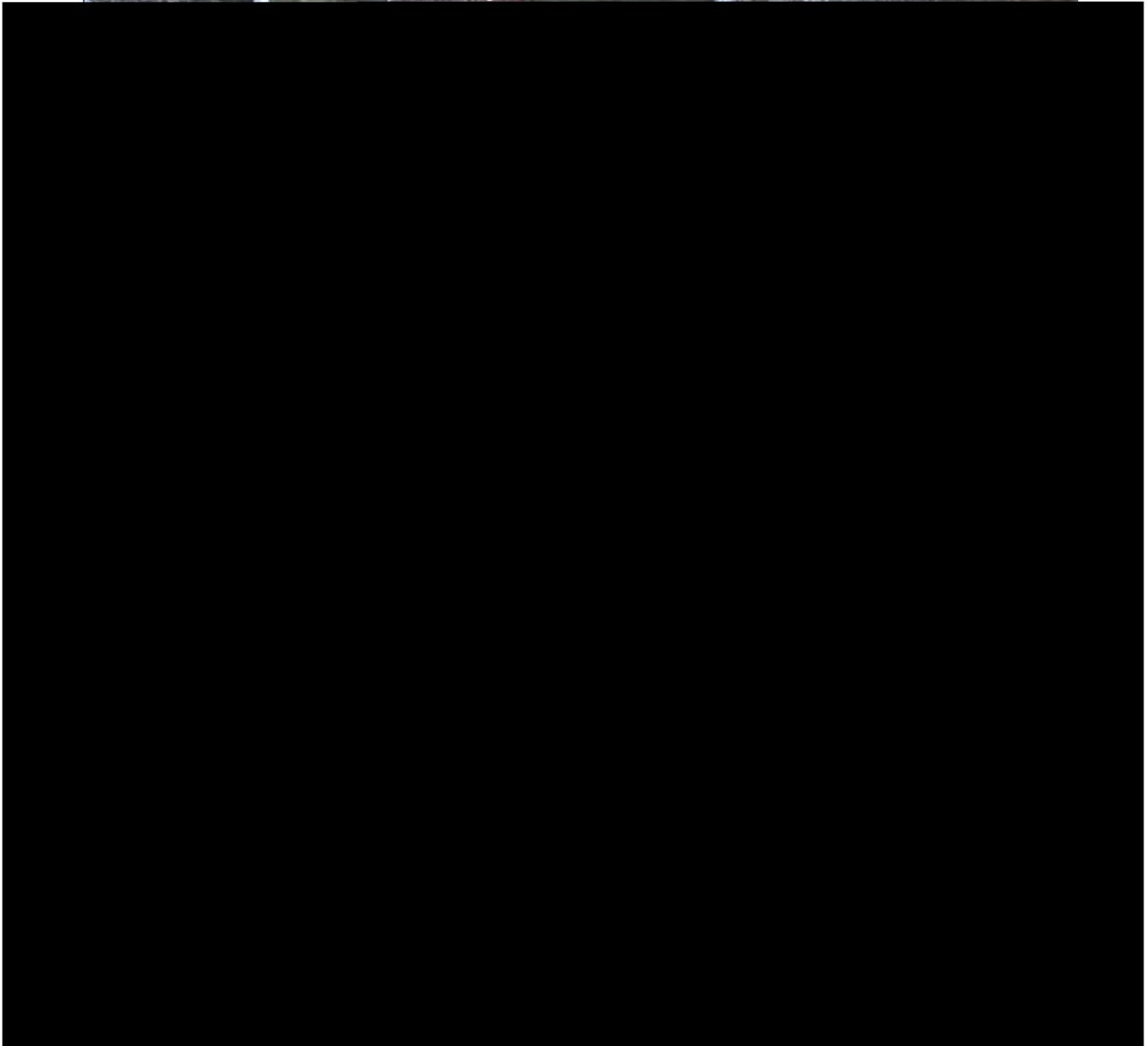


The network of tunnels also includes an underground canal basin and this is clearly visible, close to Camden Lock where the towpath is carried across it on a bridge. The tunnels also gave access to the basements of a number of Victorian Warehouses but most of these and sections of the tunnel network were lost during a major redevelopment of the area in the 1980's.



**HORSE TUNNEL**







“I will tick -v, or not tick-X in red, my rating of Fairview’s design in terms of the criteria below as listed in this document.”

Ms Boman-Behram

## Sustainability Appraisal Report

The draft Camden Planning Guidance Supplementary Planning Documents on Design, Housing and Sustainability provide additional information and advise to support the adopted policies in Camden’s Core Strategy and Development Policies, which were subject to Sustainability Appraisal.

The following table lists the chapter headings of the Camden Planning Guidance (CPG) 2010 and identifies the corresponding LDF policies and LDF Sustainability Appraisal. This indicates that the sustainability impacts of the general policy approach contained within the CPG chapters have been appraised through the LDF process.

### 1. Design

CPG chapter	Corresponding LDF policy	LDF Sustainability Appraisal
Design excellence	CS14 Promoting high quality places and conserving our Heritage. <b>X -To the contrary!</b> Camden’s heritage of mixing culture, commerce, & residential not accounted for. DP24 Securing high quality design. <b>Not innovative, and out of keeping with surrounding Conservation area.</b>	Core Strategy SA (p. 42-46) Development Policies SA (p. 44-49)
Heritage	CS14 Promoting high quality places and conserving our Heritage <b>X –Shows no mixture of businesses and residences, or beauty as is Camden’s heritage.</b> DP25 Conserving Camden’s heritage <b>X –Not at all!</b>	Core Strategy SA (p. 42-46) Development Policies SA (p. 45-49)
Extensions, alterations & conservatories	DP24 Securing high quality design. <b>X -Average suburban design.</b>	Development Policies SA (p. 44-49)
Roofs and terraces	DP24 Securing high quality design	Development Policies SA (p. 44-49)
Basements	DP27 Basements and lightwells	Development Policies SA (p. 46-49)
Landscape design and trees	CS14 Promoting high quality places and conserving our Heritage <b>X – No. A small park, or patch of Green would.</b>	Core Strategy SA (p. 42-46)

	CS15 Protecting and improving our parks and open spaces & encouraging biodiversity <b>X –No Biodiversity!</b> DP24 Securing high quality design <b>X – Plebeian design!</b>	Core Strategy SA (p. 43-46) Development Policies SA (p. 44-49)
Shopfronts	DP30 Shopfronts <b>X –None.</b>	Development Policies SA (p. 47-50)
Advertisements, signs & hoardings	DP24 Securing high quality design	Development Policies SA (p. 44-49)
Designing safer environments	CS17 Making Camden a safer place. <b>When Gilbey's yard &amp; LockHouse were built, crime escalated in this corner.</b> DP24 Securing high quality design. <b>Will it be a gated community I wonder? Or the teenage vandals will enter.</b>	Core Strategy SA (p. 44-46) Development Policies SA (p. 44-49)
Waste and recyclables storage	CS18 Dealing with our waste and encouraging recycling	Core Strategy SA (p. 44-46)
Building surfaces equipment	DP24 Securing high quality design. <b>??</b>	Development Policies SA (p. 44-49)

## 2. Housing

<b>CPG chapter</b>	<b>Corresponding LDF policy</b>	<b>LDF Sustainability Appraisal</b>
Affordable housing	CS6 Providing quality homes. <b>More boxes taking away Camden's skyline and character.</b> DP3 Contributions to the supply of affordable housing. <b>What percentage of flats will actually be affordable?</b> DP4 Minimising the loss of affordable housing. <b>People cannot keep moving into central London, can they?</b>	Core Strategy SA (p. 35-40) Development Policies SA (p. 28-32) Development Policies SA (p. 28-32)
Student housing	DP9 Student housing, bedsits and other housing with shared facilities. <b>I don't think Fairview is building these here.</b>	Development Policies SA (p. 30-33)

Residential space standards	DP24 Securing high quality design. <b>Perhaps inside these flats are OK, but from the outside they are an eyesore!</b> DP26 Managing the impact of development on occupiers and neighbours. <b>I have suffered from Barratt's last housing development in Oval Road already!</b> CS6 Providing quality homes	Development Policies SA (p. 44-49) Development Policies SA (p. 45-49) Core Strategy SA (p. 35-40)
Lifetime homes / wheelchair housing	DP6 Lifetime homes and wheelchair homes	Development Policies SA (p. 29-32)

### 3. Sustainability

CPG chapter	Corresponding LDF policy	LDF Sustainability Appraisal
Energy hierarchy	CS13 Tackling climate change through promoting higher environmental standards. <b>Has Fairview done this? Will it be all solar energy?</b> DP22 Promoting sustainable design and construction	Core Strategy SA (p. 41-46) Development Policies SA (p. 43-44)
Energy efficiency – new buildings	CS13 Tackling climate change through promoting higher environmental standards. <b>X –Centric Close is an open space now. It won't be with all these new flats &amp; people.</b> DP22 Promoting sustainable design and construction	Core Strategy SA (p. 41-46) Development Policies SA (p. 43-44)
Energy efficiency – existing buildings	CS13 Tackling climate change through promoting higher environmental standards. <b>Has Fairview done this? Filling space and having a token tree or two, doesn't.</b> DP22 Promoting sustainable design and construction	Core Strategy SA (p. 41-46) Development Policies SA (p. 43-44)
Decentralised energy and combined heat and power	CS13 Tackling climate change through promoting higher environmental standards. <b>What standards??</b>	Core Strategy SA (p. 41-46)

Renewable energy	CS13 Tackling climate change through promoting higher environmental standards	Core Strategy SA (p. 41-46)
	DP22 Promoting sustainable design and construction	Development Policies SA (p. 43-44)
Water efficiency	DP23 Water. <b>Is this just shower heads or toilets, or using Buckminster Fuller's ideas of reusing the water?</b>	Development Policies SA (p. 43-44)
Sustainable use of materials	DP22 Promoting sustainable design and construction. <b>?</b>	Development Policies SA (p. 43-44)
Sustainability assessments tools	CS13 Tackling climate change through promoting higher environmental standards. <b>?</b>	Core Strategy SA (p. 41-46)
	DP22 Promoting sustainable design and construction	Development Policies SA (p. 43-44)
Green/brown roofs	CS13 Tackling climate change through promoting higher environmental standards. <b>What will the roofs be made out of?</b>	Core Strategy SA (p. 41-46)
Flooding	CS13 Tackling climate change through promoting higher environmental standards	Core Strategy SA (p. 41-46)
	DP23 Water. <b>With all this digging and rivers running underneath here, be prepared for the ground water levels.</b>	Development Policies SA (p. 43-44)
Climate change adaptation	CS13 Tackling climate change through promoting higher environmental standards	Core Strategy SA (p. 41-46)
	DP22 Promoting sustainable design and construction	Development Policies SA (p. 43-44)
	DP23 Water. <b>-Clay soil here, variable with the weather, affects all the old conservation houses here.</b>	Development Policies SA (p. 43-44)
Biodiversity	CS15 Protecting and improving our parks and open spaces & encouraging biodiversity. <b>X- This development does none of that!</b>	Core Strategy SA (p. 43-46)

Local food growing	CS13 Tackling climate change through promoting higher environmental standards	Core Strategy SA (p. 41-46)
	CS16 Improving Camden's health and well-being. <b>X - The opposite! –More pollution –construction, boilers and cars.</b>	Core Strategy SA (p. 44-46)
	DP22 Promoting sustainable design and construction. <b>A green allotment to grow food etc would be the most amazing answer for Centric Close.</b>	Development Policies SA (p. 43-44)