

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/2457/P	Tom Glanville	6 Collard Place London NW1 8DU	17/01/2017 19:20:30	COMMNT	<p>Dear Rob</p> <p>As the owner of 6 Collard Place, I have reviewed the newly submitted material on the Camden website for the proposed development of the Levertons site, and note that the amended plans do not change any of my objections previously submitted to the council.</p> <p>I cannot see any significant changes to the plans for Site A which will still place a 4 storey building at the end of the gardens of 4-6 Collard Place with all the issues previously stated.</p> <p>Site B may have been reduced in size from 5 to 4 storeys but the reduction in light, the overbearing sense of enclosure and complete loss of privacy in the Collard Place gardens due to being directly overlooked by all of the windows of the East Elevation remain the same.</p> <p>The impact on 4-6 Collard Place is shown perfectly in the Revised Section document which shows well designed and conceived three storey town houses with small gardens totally dwarfed by the proposed new buildings. The amenity currently enjoyed by these properties will be destroyed.</p> <p>The Design and Access Statement, as a marketing tool of the development, paints a positive image of the proposal highlighting residents were generally supportive of the aims of the scheme and indeed one ward councillor being supportive. I am surprised at this as everyone that I have spoken to, while agreeing that Levertons is a valued local business, has been completely against the scale and impact of the proposed development. Two councillors have also written underlining the objections of local residents to this proposal.</p> <p>In fact, as far as I can see, not one of the neighbouring buildings is in support of this scheme. Does that consensus not suggest that the scheme is not appropriate for the location? While housing is a pressing issue, should the quality of existing homes be sacrificed for developments on a scale that are just too large for the site?</p> <p>The Statement is also somewhat dismissive of local residents turnout implying that we have not taken the interest to attend consultations or respond to the proposals. Again, I think a review of all of the documented responses show this is not the case and residents are very invested in maintaining the neighbourhood as a decent place to live as it is at the moment. I would suggest that it is the contrary and Levertons are being dismissive of local residents by submitting plans which have not taken local resident objections enough into account.</p> <p>The Statement is also misleading about the Height of buildings as it shows in 'Section 2.6 Height' that 1-3 and 4-6 Collard Place are 4 storey buildings when they are in fact 3 storey buildings. This has been done to try and establish 4 storeys as the standard height in the 'urban landscape' as referred to several times throughout the Statement but this is incorrect as many buildings adjacent to the development site are 2 or 3 storeys. In addition, none of the other developments that have been completed to 4 or 5 storeys have had such an impact on all the neighbouring buildings as this one would as the density and mass is just becoming too large.</p>

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In conclusion, I strongly object to the revised plans in line with my previous written comments as they are not at all in the interests of local residents.

Best regards

Tom

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