

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6762/P	G A Hibbs	46 Willes Road Kentish Town London NW5 3DL	22/01/2017 17:46:45	OBJ	<p>I am completely against modifying the Mary Brancker section 106 agreement for the following reasons:</p> <p>-As existing, with supervision supposedly guaranteed by the section 106 agreement, there is already a noise problem from the students using the accommodation. Adding back-packers/short term lets or even use by Camden for homeless housing will exacerbate the problem, not relieve it The problem is in the design of the building which acts as an open amphitheatre to reflect sound onto the neighbours;</p> <p>-Granting the wishes of the business trying to make more profit ignores the fact the the already scarce social and health resources of Camden will be under even further pressure, and the borough will not receive any recompense in the way of either increased Business Rate or Council Tax;</p> <p>- The residential area in which this business exists is about to undergo another large building construction, creating problems for residents over at least two years. This also is "Student Accommodation", but for double the number using Mary Brancker. It would be impossible for Camden to accept one variation of a S106 without being forced to do the same for the new building. Again without any appreciable benefit to Camden or its Residents;</p> <p>-By turning the building into a 365/365 business, extra deliveries will be required, adding to the chaos to be expected with the building works, cranes, semi-trailers already proposed by the adjacent Magnet site developers in their Traffic Management plan. The streets around this area are not adequately equipped for any further traffic;</p> <p>-One wonders if the management of the building would still be able to honour their commitment to their students to use the between-term periods to carry out in-depth cleaning and maintenance. Difficult if rooms are always let.</p> <p>I do not wish to encourage into a residential area a back-packers/hostel type section. Kentish Town may be near the bright lights of Camden, but this part is basically a Council Tax-paying residential area with two schools and houses with families and children. Anything that may affect their peace of mind for someone just to gain a little extra un-taxed profit should be avoided.</p>

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