

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6762/P	Catherine Barker	51 Raglan Street London NW5 3BU	28/01/2017 18:33:07	OBJ	Living at the corner of Raglan Street and Holmes Road I wish to object to this planning application. Residents in this area already put up with a great deal of late-night noise and rubbish with McDonalds, a pub and student accommodation nearby. I feel this is an unnecessary addition to the area which would bring in a young transient population in holiday periods who, not having ties to the area, would have scant regard for the local residents. This scheme was never mooted with the original plans to develop the site. I feel it is an example of planning creep by the developers.
2016/6762/P	Inkerman Area Residents Association	31 Alma St NW5 3DH NW5 3DH	27/01/2017 11:39:42	COMMNT	<p>Our residents association covers Mary Brancker House. We have consulted our mailing list of about 200 residents about the application to allow short term lets in holiday periods and the feedback we have is unanimously opposed to this change of use. This is for a number of reasons.</p> <p>1. Residents already complain about noise from students going to and from Mary Brancker House late at night, and there are considerable fears that short term lets in student-type accommodation will create a much worse problem. People staying there are likely to be on holiday and wanting to enjoy late night London. Our experience is that this leads to late night noise nuisance and general anti social behaviour.</p> <p>We are reminded that backpacker-style accommodation has led to considerable problems for neighbours in other parts of the borough. Specifically, Generator, where the Camden New Journal wrote this: “THERE are few streets in the capital where life for hundreds of families is as miserable at night as it is in the Judd Street area of King’s Cross. Families spend sleepless nights as rowdy, inebriated teenagers – often from different countries in Europe as well as the US – pour in and out of a hostel during the early hours, often heading for West End venues.”</p> <p>2. We are deeply worried that if this application were to be granted, it would set a precedent for other, similar accommodation in the area. Work is about to start on a site just across Holmes Road at 65 – 69 Holmes Road, to build accommodation for 439 students, on top of the 182 at Mary Brancker House. It would be hard for Camden to refuse any future similar application to vary the use for the new site, meaning that there is the potential for well over 600 short term bedspaces to be let in vacation times.</p> <p>3. Holmes Road is already extremely congested with traffic. Holiday use (presumably involving deliveries of catering supplies, laundry etc. etc.) will exacerbate an already bad situation – and about to become worse with the development at 65 – 69.</p> <p>The applicant stresses market forces as the drive behind this proposal. We do not accept that the profit of commercial companies should take precedence over the needs of the residential community, and we ask that this application should be rejected.</p> <p>Please ensure that if this does not happen at the first stage it is referred to the Planning Committee, and that we are informed of the hearing date.</p> <p>Thank you.</p>

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2016/6762/P	Annabel Else	44 Raglan Street	28/01/2017 09:22:35	COMMNT	I would like to register my objection to the modification that would allow short-term lets. I feel this would bring additional noise and disruption to what used to be a quiet residential area. The change of use is already going to mean the fundamentally quiet residential area is going to be noisier. The extra burden on local residents if it were also used for short term lets out of term time would be a step too far. There have to places where people can sleep at night and the area is already so noisy that this is almost impossible. Further disruption would be a step too far.
2016/6762/P	Jeff Baynes	27 Willes Road	30/01/2017 17:23:55	OBJ	I think it would bring unrepresented stress on the area to have that influx of temporary residents who generally will be young and noisy