

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2883/P	tony kilcullen	213 Camden Road NW1 9AA	06/07/2017 13:28:14	OBJ	<p>The site plan on the notice is incorrect and I believe this invalidates the notice - you will have to re-inform people correctly – this time if you could send letters to all the affected people and give them a decent amount of time to respond properly to this horrendous development which will reduce security, sunlight, amenity and privacy for the poor unfortunate occupants of houses in Camden Road, whose bedroom and gardens face this overbearing monolithic structure.</p> <p>I am objecting to this application on the following grounds (213 Camden Road)</p> <ol style="list-style-type: none"> 1. The development is 4 storeys high. The recent building at 3 Hampshire Street is overbearing and the current proposal is intended to be one storey higher than this. I consider that this will have an overwhelming effect on the amenity and current outlook enjoyed by the Camden Road residents and particularly dominate their rear gardens. It is a monolithic structure and completely out of keeping with the area. 2. The houses (bedrooms, living rooms, kitchens) and gardens of Camden Road will be overlooked from the rear walkways of the intended block. This lack of privacy is totally unacceptable. 3. The use of the walkways and the lift is inevitably going to generate additional noise, even during normal use, with people coming and going, potentially at all hours of the day and night. 4. Reduction of daylight to the lower floors of the Camden Road properties & gardens: This monolithic, overbearing ugly block is going to blot out a lot of the sunlight that is received in the lower ground floors and rear gardens as it is much higher than the existing building and neighbouring ones. One of the pleasures of having a private rear garden and enjoying the long summer evenings will be removed. One of the submitted documents indicates that the garden will get 2 hours of sunlight sometime in March, which is considered acceptable by the BRE report. It is not acceptable to us. 5. I assume that residents will not be allowed residents parking permits, but there is nothing to prevent residents parking their cars overnight or at the weekends. They might even have friends or family who will park there at unrestricted times. 6. Parking in Hampshire Street and the immediate neighbourhood is pretty difficult at most times, and I think the development at no 3 HS has increased this difficulty. The development at no 1 HS can only make the situation worse. 7. There is a lot in the Design and Access statement about the consideration of the massing of the front of the building. Unfortunately there seems to have been no such consideration of the massing of the rear elevation, which appears to be remarkably ugly and impacting on the value of our property. 8. The commercial units at ground floor level are to have a communal yard at the rear of the

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ground floor. There would seem to be scope for a lot of noise to be generated.

9. The ground floor rear yard is going to have a fairly low wall between it and the rear gardens of the Camden Road properties. This is serious security risk. And completely unacceptable given the age of some of the people living in the house (my mother , who is 93).

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2017/2883/P	anna ferrari	213 Camden Road nw1 9aa	06/07/2017 21:45:14	OBJ	<p>Subject: Comments on 2017/2883/P</p> <p>The site plan on the notice is incorrect and I believe this invalidates the notice - you will have to re-inform people correctly – this time if you could send letters to all the affected people and give them a decent amount of time to respond properly to this horrendous development which will reduce security, sunlight, amenity and privacy for the poor unfortunate occupants of houses in Camden Road, whose bedroom and gardens face this overbearing monolithic structure.</p> <p>I am objecting to this application on the following grounds (213 Camden Road)</p> <ol style="list-style-type: none"> 1. The development is 4 storeys high. The recent building at 3 Hampshire Street is overbearing and the current proposal is intended to be one storey higher than this. I consider that this will have an overwhelming effect on the amenity and current outlook enjoyed my mother and I, in particular it dominates our rear garden as well as the other residents . It is a monolithic, oppressive structure and completely out of keeping with the area. 2. I live in the Lower ground Floor Flat and my mother lives in the Ground Floor Flat, our bedrooms face the intended walk ways. This means of access to the flats will generate lots of noise during the day and throughout the night 24x7 365 days of the year because of the comings and goings from the residents and their visitors. The gardens of Camden Road will be overlooked from the rear walkways of the intended block. This lack of privacy and noise disturbance is totally unacceptable. 3. The use of the walkways and the lift is inevitably going to generate additional noise, even during normal use, with people coming and going, potentially at all hours of the day and night. Again this is going to cause disturbed sleep for all concerned. 4. Reduction of daylight to the lower floors of the Camden Road properties & gardens: This monolithic, overbearing ugly block is going to blot out a lot of the sunlight that is received in the lower ground floors and rear gardens as it is much higher than the existing building and neighbouring ones. One of the pleasures of having a private rear garden and enjoying the long summer evenings will be removed. One of the submitted documents indicates that the garden will get 2 hours of sunlight sometime in March, which is considered acceptable by the BRE report. It is not acceptable to us, and I find the thought of this lack of daylight light totally depressing not to mention an increase to our electricity bill. 5. I assume that residents will not be allowed residents parking permits, but there is nothing to prevent residents parking their cars overnight or at the weekends. They might even have friends or family who will park there at unrestricted times. 6. Parking in Hampshire Street and the immediate neighbourhood is pretty difficult at most times, and I think the development at no 3 HS has increased this difficulty. The development at no 1 HS can only make the situation worse.

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7 There is a lot in the Design and Access statement about the consideration of the massing of the front of the building. Unfortunately there seems to have been no such consideration of the massing of the rear elevation, which appears to be remarkably ugly and impacting on the value of our property.

8. The commercial units at ground floor level are to have a communal yard at the rear of the ground floor. There would seem to be scope for a lot of noise to be generated.

9. SECURITY AND SAFETY FOR CURRENT RESIDENTS OF CAMDEN ROAD.

The ground floor rear yard is going to have a fairly low wall between it and the rear gardens of the Camden Road properties. This is serious security risk. And completely unacceptable given the age of some of the people living in the house (my mother , who is 93).

The Police report makes terrifying reading, it talks about the increased levels of ASB, burglaries, drug related criminal activity, violence and sexual assault in this particular catchment area, the report focusses on the safety and security measures that should be implemented to protect the potential residents of Hampshire Street. In the light of this report, what safety and security measures are intended to be put in place to SAFEGUARD the current residents of Camden Road? All residents of Camden Road are exposed and vulnerable with this new development.

10. Fire safety and regulations: Following on from the recent tragedy that befell Grenfell Towers, what lessons have been learnt from this and have they been implemented into this design.?

Comments made by Anna Ferrari 213, Camden Road NW1 9AA

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Preferred Method of Contact is Email

Comment Type is Objection

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2017/2883/P	Hugh Rees	Ground floor flat 215 Camden Road London NW1 9AA	05/07/2017 19:56:25	COMMNT	<p>I am objecting to this application on the following grounds;</p> <ol style="list-style-type: none"> 1. The development is 4 storeys high. Actually it is the high ground floor commercial space, plus 3 storeys of residential on top. The proposed rear elevation doesn't show the outline of the existing building, which would be useful in assessing the impact of the proposal. <p>The recent building at 3 Hampshire street is commercial ground floor plus 2 storeys of residential on top, with the top floor set back a little. As feared that building is overbearing.</p> <p>The current proposal is intended to be one storey higher than no 3HS. This is shown somewhere in the submitted documents.</p> <p>I consider that this will have an overwhelming effect on the amenity and current outlook enjoyed by the Camden Road residents and particularly dominate their rear gardens.</p> <ol style="list-style-type: none"> 2. The houses and gardens of Camden Road will be overlooked from the rear walkways of the intended block. <p>The windows between the rear bedrooms and the walkways are to have obscure glazing up to 1500mm. Presumably this is only to stop anyone using the walkway from looking into the bedrooms while passing.</p> <p>But with obscure glazing only up to 1500 high, it wouldn't be too difficult for anyone in the bedrooms to overlook the Camden Road properties if they wanted to.</p> <ol style="list-style-type: none"> 3. The use of the walkways is inevitably going to generate additional noise, even during normal use. 4. Reduction of daylight to the lower floors of the Camden Road properties: <p>The endless daylight report assesses the impact of the development on the rear of no 215 Camden Road. This considers the windows in what is drawn as a back extension. There isn't a back extension at no 215, which doesn't fill me with confidence about any of the daylight report.</p> <ol style="list-style-type: none"> 5. There is inevitably going to be a reduction in daylight and sunlight entering the garden of no 215. <p>One of the submitted documents indicates that the garden will get 2 hours of sunlight sometime in March, which is considered acceptable by the BRE report.</p> <p>I haven't got time now to wade through the incredible number of submitted documents to</p>

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					<p>check this, but I don't think I or my plants will be happy with 2 hours of sunlight in March.</p> <p>I think its obvious that the proposed development will make a significant reduction to the amount of sun my garden [and other gardens] receives in the late afternoon and early evening.</p> <p>6. I assume that residents will not be allowed residents parking permits.</p> <p>But there is nothing to prevent residents parking their cars overnight or at the weekends. They might even have friends or family who will park there at unrestricted times.</p> <p>Parking in Hampshire street and the immediate neighbourhood is pretty difficult at most times, and I think the development at no 3 HS has increased this difficulty. The development at no 1 HS can only make the situation worse.</p> <p>Does the council have any intention of extending the restricted times or increasing the number of parking bays available.</p> <p>7. There is a lot of chatter in the Design and Access statement about the consideration of the massing of the front of the building. Unfortunately there seems to have been no such consideration of the massing of the rear elevation, which appears to be remarkably mundane.</p> <p>8. The commercial units at ground floor level are to have a communal yard at the rear of the ground floor. I'm not sure what this is intended for,</p> <p>As there are openings between the commercial units and this yard the, depending on what use occupies the units, there would seem to be scope for a lot of noise to be generated.</p> <p>9. The ground floor rear yard is going to have a fairly low wall between it and the Camden Road properties. This appears to represent a potential serious security risk.</p> <p>Finally, your revised method of informing local residents of an application, by just putting a notice on a lamp-post [I think I have only seen one] is pretty hopeless. I realise that this an attempt to save money, but it does nothing to encourage neighbourhood consultation. Or maybe that is the intention.</p> <p>By the way, the site plan on the notice appears to be incorrect.</p>

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2017/2883/P	tony kilcullen	213 Camden Road NW1 9AA	06/07/2017 22:01:13	OBJ	Already submitted comments. Clearly nobody looked at this from the Camden Road perspective. I would like to re-iterate that this 4 storey building would blot out most of the light that we currently receive as it is at least twice the height of the current building - and this in mid summer. It will be appalling and I seriously suggest that someone comes around to look at it from our perspective

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