

email:

date:

12 September 2017



Department of Regeneration and Place
London Borough of Camden
5 Pancras Square
London
N1C 4AG

For the Attention of Gavin Sexton

Dear Sir/Madam

MORRISONS SUPERSTORE AND PETROL FILLING STATION CAMDEN GOODS YARD CHALK FARM ROAD LONDON NW1 8EH
COMMENTS ON APPLICATION 2017/3847/P: REPRESENTATIONS BY ONE HOUSING

On behalf of One Housing (OH) we are instructed to comment on the above Planning Application.

OH is the principal landlord for the 202 homes at Juniper Crescent and Gilbeys Yard which sit to the north and south of the main application site respectively. OH are currently undertaking consultation with residents to inform options for these sites' future. OH also currently occupy offices at 100 Chalk Farm Road which sits adjacent to the Petrol Filling Station part of the application site.

There has been ongoing dialogue between OH and the applicant and also wider discussions about the recently adopted Camden Good Yard Planning Framework ('the Planning Framework'). Generally, OH support mixed use proposals which follows the requirements of the adopted Planning Framework.

Having carefully reviewed the application proposals, OH would like to ensure that the proposals do not adversely affect the living conditions of our tenants and residents on our estates and that the proposals are compatible more generally with the existing and potential future on neighbouring sites. Against this background, we trust that the Council will carefully analyse the following, and where necessary, seek further information from the Applicant:

1. The proximity of Block E1 to existing residents. It is noted that this block is only 14m from the rear of Gilbeys Yard. It is important that the proposals do not over-dominate their neighbours in design terms nor create overlooking and other amenity issues. Further information should also be provided about the design of the southern elevation of Block E1 which faces Gilbeys Yard and shows a blank façade.
2. The acceptability of the changes to daylight and sunlight on existing residents and any future redevelopment potential on the OH housing sites. It is noted, for instance, that Chapter 10 of the submitted Environmental Statement (Table 10.7) shows that 69-78, 93-100 & 101 Juniper Crescent and Block A and B of Gilbeys Yard will experience over a 40% reduction in daylight. The consequences for the living conditions of residents or constraints on future development are not explained and this needs to be considered very carefully.



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3. The compatibility of the proposals in design and amenity terms with consented development at 100 Chalk Farm Road. As Officers will be aware, planning and related consents were granted on 27 March 2015 (LPA ref 2013/5403/P) for the *“redevelopment of site to create a mixed-use development comprising 57 market flats (13x1beds, 28x2beds and 16x3beds), 6 affordable flats (3x3 bed social rented, 3x1 bed intermediate), new office, retail and restaurant units with associated works to highways and landscaping; following demolition of existing buildings and car park”*. There doesn't appear to be any analysis of the impact of the application proposals on this consented residential led scheme in terms of daylight /sunlight and other impacts. Clarification should be sought from the applicants.

OH are keen to engage with the applicant and the Council to ensure that the scheme is carefully planned and constructed to minimise disruption to residents and are compatible with the existing and future planning of the area. In this respect, OH requests that it is consulted on any proposed planning conditions and obligations, particularly in respect of the following:

- Contributions/obligations relating to wider public realm initiatives;
- Any review mechanism for Block D which it is understood could be phased so that the single storey retail unit is not built/removed should Gilbeys be redeveloped in reasonable timescales; and
- There is co-ordinated construction/mitigation.

We trust this is of assistance, and look forward to discussing the proposals with the Applicants and Council in due course.

Yours faithfully

A black rectangular redaction box covering the signature of Sean Bashforth.

Sean Bashforth
Director

cc. Chris Hageman - One Housing
Peter Blake – One Housing