



I am writing on behalf of my wife and myself to object to the above planning application which seeks approval from Camden to build on the Gondar Gardens reservoir.

Fundamentally the issues with the proposed application are as follows:

Any development on the site (larger than the last frontage scheme) contravenes Camden's Local Plan Policies on Open Space and Biodiversity, and the Neighbourhood Plan.

This development is grossly out of scale, causing a severe impact on neighbouring amenity - blocking daylight and sunlight out of homes and gardens (we won't see the sun in winter). The impacts across all environmental categories are frequently dismissed or not addressed by the applicant, including on noise, air quality and drainage.

The proposed development would significantly impair the site's Nature Conservation role.

The proposal seeks cynically to exploit definitions of use classes to avoid providing any affordable housing.

The site is wholly unsuitable for an elderly care home, being relatively inaccessible to public transport and separated from local amenities by a steep hill.

The development would turn its back on the established neighbourhood and provide no benefit to it.

Below I have summarised some specific objections with the application.

∞ The assessment of noise generating machinery is incomplete; that which is assessed is 7dB above threshold whereas it must be 10dB below threshold. No mitigation measures are proposed. The proposal fails to meet policy A4.

- ∞ The baseline lighting assessment makes a grossly inaccurate conclusion that the site is a “city centre with high levels of night-time activity”
- ∞ No assessment is made on the impact of artificial lighting on either the SNCI or neighbouring amenity. The proposal fails to meet policy A1.
- ∞ Despite concluding that the sensitivity of the neighbourhood to air quality is high, the Air Quality Assessment makes no assessment of the SNCI as a sensitive receptor, makes no assessment of the air quality impact of the pool chemicals, laundry discharge or the catering extract and makes no recommendations as to mitigating any air quality impacts. This is in contravention of Policy CC4.
- ∞ The development fails to meet the GLA’s Guidance to achieve a 35% carbon reduction by fully 10% - this negatively impacts local air quality through increased CO2 and NO2 emissions.
- ∞ The impact on neighbouring properties’ daylight and sunlight is severe, including impact on daylight of over 50% and total loss of winter sunlight in some existing properties, and loss of winter sunlight to many properties on Gondar Gardens north of the site.
- ∞ The Sustainable Drainage report is based on an erroneous assumption about the impermeable proportion of the site and makes no attempt to size or locate the necessary storage.
- ∞ The Construction Management Plan is wholly inadequate, particularly in the assessment of construction traffic routes and times, and in proposing Saturday morning working

In conclusion my wife and I object in the strongest manner to planning application 2017/6045/P.

Warwick and Janine Scoggins

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