

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6788/P	Peter Gluckstein	11 Railey Mews London NW5 2PA	29/01/2018 10:36:34	OBJ	<p>RAILEY MEWS RESIDENTS ASSOCIATION. 27 January 2018 Development Management Camden Council 5 Pancras Square London N1C 4AG</p> <p>Sent by Email.</p> <p>Dear Mr Whittingham and Mr Farrant.</p> <p>38-52 FORTRESS GROVE, LONDON, PLANNING APPLICATION REF: 2017/6027/P AND 2017/6788/P Railey Mews Residents Association (RMRA) represents the residents of Railey Mews, Fortress Grove, Fortress Road and Levertton Street. We represent the overwhelming majority view of the residents within the area and therefore are a key stakeholder in the vicinity of the application site. Key objections.</p> <ol style="list-style-type: none"> 1. The rear of building, described as "Studio C" is not to be used for general access to "Unit A and B", including the prohibition of refuse collection and access for bicycles. 2. The proposed acoustic roof to "Studio C" is not in keeping with the prevailing roof scape of the Conservation Area and does not preserve or enhance this corner of the building. 3. In conjunction with the above point, the relocation and repositioning of the proposed plant. 4. Removal of windows to the east elevation of the proposed additional storey extension to "Unit B". 5. Setting back further of the proposed one storey extension above in relation to "Unit B" in line with the ridge heights approved under the extant permission 2015/4501/P 6. The increased dimensions of the existing south facing window, no (6) drawing 1014 -PL-B-E-11. Kentish Town Conservation Area (KTCA) - Overlooking and privacy concerns. 7. We fully support the detailed objections noted in the report by Mr Kumar, 5 Development Consultancy LLP, on behalf of the residents, dated 15th January 2018, and previously uploaded to this site. <p>It should be noted we are not seeking to prevent this development going forward. Rather, we wish to see amendments to the planning application which would result in an improved development generally and specifically for the amenity of the residents and the local townscape. However, we would like to point out that there has been a lack of communication regarding the proposed development with the affected residents. Even worse, some of the</p>

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					<p>issues raised were addressed and specifically prohibited at the original committee stage. It certainly seems as if the developers are looking to overturn the committee's original ruling - particularly with regard to prohibiting access to Railey Mews from the site – by stealth.</p> <p>Yours faithfully,</p> <p>Peter Gluckstein Chair, Railey Mews Residents Association</p>
2017/6788/P	Paula Chadwick	17 Railey Mews London NW5 2PA	29/01/2018 19:05:14	OBJ	<p>The entrance on Railey Mews to this proposed development allows for up to 300 people arriving and leaving for work either on foot, bike, car/taxi. Rubbish collection, which previously was accessed via Fortress Road, is to be relocated to the Mews. This is a large office which will attract deliveries/collections, to this entrance. All of the above will have a significant effect on the quiet nature of a small residential Mews. The previous proposal for this site only had a fire escape to the Mews. While I understand the need to develop this site, I strongly object to this entrance and the obvious detriment it will cause to the local residents.</p>
2017/6788/P	Tabitha Stringer	46 Fortess Rd London NW5 2HG	28/01/2018 19:10:43	OBJ	<p>I am extremely concerned about the alteration to the original planning application which has increased the height of the first building and means that properties are overshadowed and overlooked where they were previously not. I also strongly object to the addition of windows into the main 'shed' roof of the main property. I have voiced this objection previously but there is been no follow up or action at all. There are NOT currently windows in this roof, there are only opaque fibreglass tiles. This is adding a direct view into our properties where we currently have none. I cannot understand how this has been allowed and object most strongly! We have not even been given assurances that the glass in these windows will be obscured. This is what I had thought planning officers were supposed to do - make sure that local residents were not adversely effected by any new building work. I do not have anyone looking directly into my windows from only a few metres away now, and this development will mean I will. How can this be allowed?</p>
2017/6788/P	Chris Forrest	46 Fortess Road	29/01/2018 16:58:55	OBJ	<p>I object to the new glass windows in the shed roof (this will directly overlook our property was previously opaque not clear glass) and also the revised application that shows an increase in the height.</p>

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2017/6788/P	David Roberts	14 Railey Mews Kentish Town NW52PA NW52PA	27/01/2018 10:49:22	OBJ	<p>The proposed changes are unacceptable. The increased height of the new building will dominate the skyline from the Railey Mews side and have a detrimental effect on light and the heritage of the area. It is completely unacceptable to have a main access to the building from Railey Mews. In my 16 years living here, there has been true access from the Mews to the prior works and any change will have a dramatically negative impact. The location of bin stores and energy plans to the rear with daily collections is also 100% unacceptable. The Mews is already negatively impacted by noise and waste from the Pineapple pub and to increase this with house directly adjacent is just wrong. The domestic nature of a cobbled Mews is going to be converted into a smokers alley and further disrupted by delivery vehicles. We are also very concerned that workers will park in the Mews out of controlled hours and take over residents bays. Railey Mews is a unique domestic residence in the Borough of Camden and needs to be preserved. It is a credit to Camden Council - with the cobbles and heritage lighting. There should be emergency access to the Mews with an alarmed door. There should be no refuse collection from the Mews as the primary access is the Fortress Road entrance. Access from the Mews will dramatically increase traffic through local residential streets where there are schools and children playing. Fortress Road is a commercial access today. Daily access by delivery vehicles and refuse vehicles will also damage the cobbled road surface which is just being repaired at great expense by the Council (thank you). This scheme could work well with a lower roofline, protection of residents privacy and a restriction of access from Railey Mews. Thanks.</p>
2017/6788/P	Alfred Hockett	12 Railey Mews	26/01/2018 09:40:41	COMMNT	<p>I strongly object to this new stage of the planning proposal, in so far as it intrudes and has an adverse effect on the quality of what is a unique Mews. A mews that has a sense of community with yearly parties, children being able to play safely in a street, which is virtually a cul-de-sac and where the houses have no gardens. The cobbled road is in effect an extension of the houses with barbecues held frequently in the summer. Streets like this are an asset to the life of Kentish Town.</p> <p>I somehow missed planning application 2017/4184/P even though I am on the planning list, so was not aware until the recent 2017/6788 application that the inclusion of homes within the overall plan had been dropped. This has caused an enormous increase in footfall within the plan and the overflow into Railey Mews with the consequence of increasing services will destroy this tranquil space. The original business car workshop and panel beaters probably employed no more than 12 people. We are now looking at an occupation in the hundreds. This is totally unacceptable.</p> <p>Please refer to Mr W Kurmar's report dated 15 Jan 2018 for full factual details.</p>

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2017/6788/P	William Bone	9 Railey Mews	28/01/2018 20:48:56	OBJ	Dear Sir / Madam,
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Objection to Planning Application - 2017/6027/P

Site address: Workshop Rear of 38-52 Fortess Road Fortess Grove London NW5 2HB

I object to the above application in the strongest terms. I live on Railey Mews. Railey Mews must not be used as an entrance for this development. It is a quiet, cobbled, residential mews street and its unique, historic character will be completely transformed by becoming an entrance for 300 workers plus their day to day visitors and service staff.

The previous application was granted as residential space for good reason; it is a residential area. As Railey Mews is a through road to nowhere, the traffic is minimal and children enjoy playing in a relatively safe street. I believe this proposal compromises the safety of residents with increased traffic, bicycles and footfall.

Camden Council are in the process of re-laying the cobbles in Railey Mews at great expense. This highlights the council's belief that Railey Mews is a unique, historic, important asset to the borough and any disruption to this must be prevented.

The proposal shows that the Railey Mews access point will be the closest door to the office's communal spaces (kitchens, toilets, storage area etc). It is my belief that this proximity will lead to Railey Mews being used as a main entrance, particularly when the office staff realise they have access to a pretty London mews.

The proposal shows a large bicycle store with access through Railey Mews. This use of access is completely unacceptable, and reinforces the developers intention that the door will be a frequently used access point. The Mews is cobbled and I believe bicycles and cobbles are a dangerous mix.

It is my belief the Railey Mews access will create a smoker's corner. This cannot be allowed for health, litter and safety reasons.

The Pineapple pub has a listed status and as such any disruption to its surroundings must be prevented. The proposed entrance is immediately behind the pub.

The proposed daily rubbish collection area will inevitably mean the road will get blocked with bins, a fact already a minor issue with just the Pineapple pub's one large bin. The pavement is only 75cm wide in some of the areas outside the development's bin collection space, despite best intentions the proposed addition of 5 x 1100 litre, 100cm x 120cm industrial bins, will inevitably be left out on the days of collection and cause blocked pavements and road, on an already tight 90 degree corner. Railey Mews is not designed for refuse trucks. It is narrow and cobbled, with tight corners and parked cars. This will be noisy and add an enormous detrimental effect to the streets charm and character.

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					<p>Finally I see that a substation will be installed, this will no doubt include an ugly yellow 'danger of death' sign but moreover there appears to be no consideration or detail about the potentially hazardous of extremely low Frequency (EMF) output from a substation positioned immediately next to residents properties. Perhaps the sighting of the substation here has not been thought through? Please see the link below.</p> <p>Buying an "EMF Safe" Property – 3. Substations and transformers © Jean and Alasdair Philips 19.10.17 www.emfields-solutions.com Page 1 of 11 www.powerwatch.org.uk Buying an 'EMF safe' Property http://www.powerwatch.org.uk/library/downloads/emf-property-03-2017-10.pdf</p> <p>I note from this paper that a household "could be subject to very high magnetic fields (Szabó 2007, Ilonen, 2008, Thuróczy 2008, Rösli 2011), and is above the level some studies have associated with cancer. These are likely to affect the health of people who are susceptible, see the article on "Power frequency EMFs and Health Risks"</p> <p>And here it suggests long term exposure is potentially life threatening over time:</p> <p>'Often a substation, even next to a house plot, is separated from the house and/or garden by a passage or garage. Walking through high fields is less likely to cause serious health problems, although some research indicates that regularly being exposed to rapid, large changes in magnetic field exposure can increase the risk of miscarriage. For most people, it is where you spend a lot of time relatively unmoving that it is advisable to have low fields. If there is a substation adjacent to the house, perhaps a bedroom, it is very important to measure the field levels. Until you have done so, put any beds in the room as far as possible from the substation, with the bedhead at the furthest point. Remember the critical level for magnetic field levels (which cannot be reduced by screening) is below 0.1 microtesla in bedrooms and 0.15 microtesla in play or sitting areas. Do not build a patio, a child's play area, or anything else where you or members of your family will want to spend a lot of time, next to a substation wall, or next to underground cables.'</p>

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2017/6788/P	James Gregory	63 Leverton St London nw52nx nw52nx	29/01/2018 17:40:36	OBJ	<p>I wish to register an objection to the plan as submitted. These plans would have a material impact on Railey Mews in respect of the proposals for office access and for refuse collection on the Railey Mews side. I access Railey Mews on a regular basis through my rear/ garden entrance. My children play in the street, as do many kids locally. The character of Railey Mews and the enjoyment of the amenities it offers would be irreversibly destroyed by approval of such plans.</p>