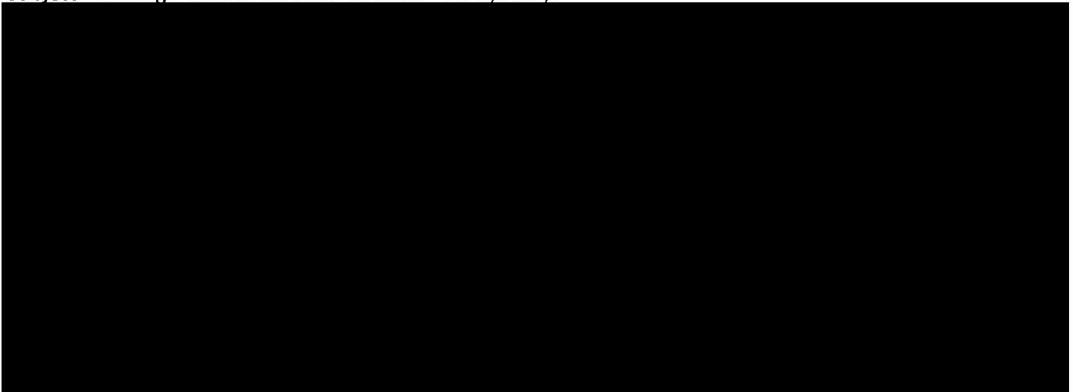


Sent: 11 September 2018 14:20

To: planning@camden.gov.uk

Subject: Planning-- Gondar Gardens Reservoir---2018/3692/P



Planning Gondar Gardens Reservoir 2018/3692/P

I am writing to object to this application for the reasons set out below.



1GENERAL OPENING

1-Declaration of interest-- I have no interests other than those common to other residents of Gondar Gardens- of whom a burning sense of rage is likely common

2-Wholly negative impact.

The proposed development would very significantly negatively impact on the immediate surrounds ,north,south,east and west and the community ethos. The comments below are made all the more important in the light of increasing multi occupancy in Gondar Gardens increasing pressure on all the issues identified eg traffic/lack of parking spaces, water/gas pressure. Mill Lane is also becoming increasingly difficult to navigate as it is too narrow to allow free movement of large vehicles --particularly important re bus C11 which is the most commonly used public transport access to The Royal Free Hospital and should not be impeded in any way. I agree with Camden's refusal of the 2017 application most of the reasons in which apply equally to this current application.

a] There is no architectural merit in the proposal - indeed quite the opposite.

b]The design,architecture, and massive size would greatly detract from the special sense of place which currently exists. The damaging visuals are so obvious as to lead to a reasonable conclusion that the applicants cannot have community interests in mind at all . The lack of social housing, even if there are promises of making good elsewhere in Camden, would be no real amelioration for the damage that would be done here. CIL cannot properly compensate for the damage that this application would do.

c]-The Gondar Gardens area is an example of "community" blend, comprising mainly 2 or 3 storey buildings, some single occupancy, others multi-occupancy, some private and some social housing. Introduction of what amounts to a "a rich persons' ghetto" into this area would wholly destroy the current subtle community blending.

d]-Overlooking. The height of the proposal would create a truly huge amount of overlooking of existing homes in all directions and near total loss of privacy for adjacent residents and loss of their rights to peaceful enjoyment of their homes under Human Rights Law .A reasonable person would not only be horrified but might be led to think that an application so high was intended to be traded down for a little lower height as a bargaining tool- no proper solution at all

b]-This would be a cynical approach and would not solve the overlooking problem. Camden Councillors should ask themselves how they would like a permanent observation point overlooking their slightest movements. Unfortunately I do not have to hand a panoramic overlooking photo/s taken from a crane elevated to height of the top of the proposed building to show just how great a problem overlooking would be. [Disclaimer- as a resident on the cemetery side of Gondar this would be less of a problem for me than for those on the south side of Gondar and the dwellings on the other sides of the reservoir.]

2 NEGATIVE IMPACT ON RESIDENTIAL AMENITIES

a] the current reservoir open space provides a welcome green lung for people, animal wildlife and flora. This would be destroyed by the development.

b] It would also detract from the current pleasant street scene. Past attempts to block the view of the reservoir from the west side by temporary boarding up have only served to draw attention to the "hidden" natural scene though ,no doubt, enabling someone to tick a box saying" no view from the west"- actually incorrect in fact as there are chinks in this screen which provide views.

c] There is no commitment to opening up this green space,or whatever would remain, to any of the local community.

3 PARKING

a] The proposal would create horrendous new parking problems in an already near total capacity Gondar Gardens and other local roads. Residents' parking in Gondar is on both sides of the road [itself hardly sufficient to accommodate all residents given the increase in multi-occupancy]. For less able residents and parents with young children having to find a space in adjacent roads becomes a nightmare if they have to carry home shopping/children/prams or even just their own less able bodies..

b] The developers downplay this whole problem by claiming that the number of additional people needing access to the ghetto will be limited and they can walk/cycle. This is cloud cuckoo land as well they must know even if it hits current buzz words. It just won't happen as they so seductively,rosily imply. The upshot will be a huge demand for extra parking spaces. One might say the ALL residents and visitors to the guarded ghetto should HAVE to park under the building even if they are only delivering parcels. Restriction of residents'/residents 'visitors highways permits will not be a sufficient answer, the more so as essential service providers have,because of the lack of affordable housing, have to travel further to get to their jobs.

4 TRAFFIC/ROAD SAFETY

a] Purported restriction of site vehicles to the Mill Lane entrance to Gondar simply won't wash. Some drivers are going to come along Gondar, which cannot accommodate passing by two cars let alone lorries. How will legitimate deliveries/rubbish collection be made if roads are blocked.? Even at present it takes only minutes for Gondar to become snarled up.. This is additional to and separate from the parking issues above but does further illustrate the impracticality of the development. Any suggestion of removal of residents' parking areas would be a wholly negative response to these problems and should not even be considered.

b] Noise, smell and noxious fumes [no matter how clean manufacturers claim their lorries to be] would increase enormously to the obvious air quality detriment of local children, particularly with Emmanuel and Beckford Schools so close. Mill Lane itself would become a traffic nightmare completely wrecking the timetables of patients using the C11 bus to attend The Royal Free Hospital.

5 PUBLIC SERVICES

a] Gondar and surrounding roads are notorious for repeated water main bursts/leakages and low gas pressure. How are these to be addressed **BEFORE** any additional demand is created. Electricity would also need to be addressed.

6 PLANNING POLICY

a] It is not made clear from the filed documents how this proposed development would fit the local plan, Camden's vision for 2025 or any other encouragement of mixed development as a policy aspiration..Is Camden now going to encourage rich persons' ghettos on the style of US gated developments? If so, this should not happen without full and real public involvement in agreeing such a policy.

b] This abhorrent idea cannot be "bought off" by the promise of Section 106 [or its modern equivalent] contributions to be spent elsewhere. Any such ghettoisation is likely to contribute to social discord and an increase in public disorder of numerous types.

7 RECOMMENDATIONS

a] The current proposal is so outrageous it should refused immediately regardless of any threat to take the matter to appeal or drop the height of the buildings. Decent public spirited community ethos should prevail..

b] All the objections above should be addressed **now** and not deferred following the common practices of many developers

c] Ideally Camden should take the bull by the horns and revisit its powers and duties [with or without The Mayor of London or central government] to see if there is any way in which the site can be compulsorily purchased, preferably at its value before the original change of use was permitted, with a view to providing

i a green lung for this area

ii a wild life area for local children to learn about nature, cohabitation with flora and fauna and the importance of greenness as such

iii a safe, dog free [unlike the so-called safe space at Fortune Green] playing field for currently deprived children at Emmanuel and Beckford Schools and even children bussed in from other areas of Camden. This would be a very positive step towards the real health ambitions of Camden 2025, The Mayor and central government. Modern thinking is about health and welfare not about inflicting an even greater concrete jungle on unfortunate children not to enrich the few. The lessons of Grenfell and Camden's own Chalcot estate should by now be imprinted on the minds of staff and Councillors as to what the Community wants and needs.