

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2018/4449/P	Christine Hochleitner	11/10/2018 20:02:39	COMMNT	object to it.

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2018/4449/P	Christine Hochleitner	11/10/2018 20:02:26	COMMNT	object to it.
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Application No:	Consultees Name:	Received:	Comment:	Response:
2018/4449/P	Pauline murphy	13/10/2018 16:03:31	OBJ	<p>I oppose the planning application, number 2018/4449/P, on the grounds that the proposed new building will cause the following damage.</p> <ul style="list-style-type: none"><li>· Lower road safety for residents</li><li>· Increase fire risks</li><li>· Damage the light and privacy of neighbours</li><li>· Reduce access for disabled people</li><li>· Increase noise and air pollution on the estate</li></ul> <p>Details explaining these points are below.</p> <p>The daylight and sunlight analysis highlights that this proposal will adversely impact 16.5% of properties in Grangemill, a block of council housing. This impacts living rooms and bedrooms. Furthermore, the planning application's assertion that a bedroom has less need for light in this context is wrong. The massive over subscription of Camden's council housing means properties often have more residents than they were designed for, and Camden's own policy states little difference between living rooms and bedrooms.</p> <p>The proximity of the new build to Grangemill will also affect the privacy of existing properties.</p> <p>Separate to privacy, sunlight and daylight laws, the scale and height of the proposed building and its proximity to existing buildings creates a new fire risk. At a time, in the wake of the Grenfell disaster, when there is so much emphasis on fire safety and the current fire regulations are left wanting, Camden should not allow the building of a block which places existing properties and residents at greater risk. The presence of a car parking basement further increases this risk.</p> <p>The addition of this large new building will lead to increased traffic to the estate, increasing noise and air pollution and reducing safety. Ingestre Road is a critical pedestrian and cycle connection between Tufnell Park and Gospel Oak, it connects the stations and is used multiple times a day by the schools of the LaSWAP sixth form as well as being a safe place for play for children of all ages from on and off the estate. This building, and in particular the inclusion of new parking spaces, will increase traffic through in estate, increasing noise and reducing safety.</p> <p>As an unadopted (private) road the costs for maintaining the fabric of Ingestre Road are passed directly on to the leaseholders, freeholders and tenants of the Ingestre estate. The additional traffic this development will place on the fabric of Ingestre Road will place extra physical burden on the road, beyond its design limits, which is simply unacceptable to us who bare the liability of its upkeep.</p> <p>It is not acceptable, both morally and legally, for the Council to approve a planning application which is in breach of all the above.</p>

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2018/4449/P	Pauline murphy	13/10/2018 16:03:29	OBJ	<p>I oppose the planning application, number 2018/4449/P, on the grounds that the proposed new building will cause the following damage.</p> <ul style="list-style-type: none"> <li>· Lower road safety for residents</li> <li>· Increase fire risks</li> <li>· Damage the light and privacy of neighbours</li> <li>· Reduce access for disabled people</li> <li>· Increase noise and air pollution on the estate</li> </ul> <p>Details explaining these points are below.</p> <p>The daylight and sunlight analysis highlights that this proposal will adversely impact 16.5% of properties in Grangemill, a block of council housing. This impacts living rooms and bedrooms. Furthermore, the planning application's assertion that a bedroom has less need for light in this context is wrong. The massive over subscription of Camden's council housing means properties often have more residents than they were designed for, and Camden's own policy states little difference between living rooms and bedrooms.</p> <p>The proximity of the new build to Grangemill will also affect the privacy of existing properties.</p> <p>Separate to privacy, sunlight and daylight laws, the scale and height of the proposed building and its proximity to existing buildings creates a new fire risk. At a time, in the wake of the Grenfell disaster, when there is so much emphasis on fire safety and the current fire regulations are left wanting, Camden should not allow the building of a block which places existing properties and residents at greater risk. The presence of a car parking basement further increases this risk.</p> <p>The addition of this large new building will lead to increased traffic to the estate, increasing noise and air pollution and reducing safety. Ingestre Road is a critical pedestrian and cycle connection between Tufnell Park and Gospel Oak, it connects the stations and is used multiple times a day by the schools of the LaSWAP sixth form as well as being a safe place for play for children of all ages from on and off the estate. This building, and in particular the inclusion of new parking spaces, will increase traffic through in estate, increasing noise and reducing safety.</p> <p>As an unadopted (private) road the costs for maintaining the fabric of Ingestre Road are passed directly on to the leaseholders, freeholders and tenants of the Ingestre estate. The additional traffic this development will place on the fabric of Ingestre Road will place extra physical burden on the road, beyond its design limits, which is simply unacceptable to us who bare the liability of its upkeep.</p> <p>It is not acceptable, both morally and legally, for the Council to approve a planning application which is in breach of all the above.</p>

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2018/4449/P	Angus Cowap	16/10/2018 08:10:31	OBJLETTE R	<p>I strongly oppose this application because it will directly obstruct my light and view I currently enjoy that was a big reason for me choosing this flat. Also it is directly facing my window so my privacy will be compromised. Also making a six storey tower block and putting 'old people' in it seems like a very bad idea in light of recent conflagration at Grenfell tower. Squeezing a tower into such a constricted space is dangerous and overcrowded and not a good idea and adds to risk such as fire and congestion and hazards to us existing inhabitants and children not to mention less able residents. This proposal will be VERY close to existing Grangemill house, just a narrow service road between. Aren't there laws against blocking my sunshine and view and protecting my privacy that you are riding roughshod over?</p> <p>Are you aware of recent car fires on the estate? who will take responsibility if you squeeze all this in, upset the locals and then in the future if there is a disaster like Grenfell (heaven forbid) YOU will have to say YOU allowed it. Seems like a greedy money making scheme instead of refurbishing the existing old age place that is already built. I vigorously object to this mad idea. As my council you are supposed to protect me from this sort of thing.</p>

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2018/4449/P	Carmen Rampersad	14/10/2018 09:58:35	JUST	<p>The Spanish Nursery operates from Ingestre Road Community Centre and in very close proximity to the proposed development. TSN offers childcare for over 40 families with children ages 0-5 years old and the impact of this development (in terms of noise, access, environment) on the daily functioning of the nursery needs careful consideration. The Community Centre is old and it's structure fragile; the impact of heavy works so close makes me very worried.</p> <p>Introduction</p> <p>1.2 "It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses". Submitted to whom? Application for what?</p> <p>1.4 Noted that you are using MINIMUM requirements</p> <p>1.9 "Please notify that council when you intend to start work on site. Please also notify the council when works are approximately 3 months from completion". Please also notify TSN (The Spanish Nursery)</p> <p>1.11 "Revisions to this document may take place periodically". Please advise TSN of all revisions</p> <p>Contact</p> <p>3.3; 3.4; 3.5: Please advise details when available and confirm any changes during the construction phase.</p> <p>Site</p> <p>4.2 "It is envisaged that the retaining walls will be contiguous piled retaining walls" Please confirm that there will be no driven pile used in construction of the foundations or sub-structure</p> <p>4.3 "Please identify the nearest potential receptors (dwellings, business, etc.) likely to be affected by the activities on site (i.e. noise, vibration, dust, fumes, lighting etc)" Please include The Spanish Nursery in the table of local receptors who will be impacted by the project and details the likely impacts</p> <p>4.5 Program – Please provide copies of all program and schedule documentation to TSN including drafts, confirmed documents and any revisions.</p> <p>Community</p> <p>5.3 Please confirm if the project has a Section 106 Agreement</p> <p>5.5 "Cumulative Impact" – please provide evidence that the developers and the council have considered the cumulative impact of the project with other local developments and what, if any, the outcome was</p> <p>5.8 Consultation – "Local residents and resident associations to be consulted regularly on the proposed development are listed below." Please include TSN on this list.</p> <p>5.11 "Cumulative Impact Review" Please confirm that the cumulative impact with other developments will be kept under review during the construction phase.</p> <p>Transport</p>

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6.14 Please confirm that TSN will be regarded as a school for the purpose of Section 6.14. Also please confirm that the traffic movements to and from the site will be coordinated to minimise the impact of the project on the access to and from TSN of children and their carers.

6.15 Delivery Plan – the stated frequency of concrete deliveries as “up to two per day” seems an underestimate, especially when pouring the basement concrete floor slab. Will you be using pre-cast floor slabs on floors other than the basement?

6.18 (b) “All vehicles will be checked for cleanliness prior to exiting the site to prevent contamination of the highway and will be cleaned as necessary”. Please advise how the arisings from these cleaning operations will be disposed of including the “wash down” of ready mixed concrete delivery vehicles. Will there be wheel-wash facilities. Will special measures be put in place during the winter periods or during periods of wet weather? TSN and the children who attend need to be protected from mud arising from site works.

6.21 When considering loading and unloading provision please confirm that the project will not impair the ability of carers to drop off and collect children at TSN. Please consider the same requirements for TSN staff.

6.28 Please advise on the arrangements that will be put in place to protect passers-by from falling objects or falling debris when working at height [more than 2.4m above ground level]

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2018/4449/P	Ania Plomien	22/10/2018 11:14:42	OBJ	<p>I oppose the planning application, number 2018/4449/P, on the grounds that the proposed new building will have a negative and lasting damaging impact to the physical and social fabric of my community in the immediate and long terms.</p> <p>Immediate / Temporary The demolition of the existing building and the construction of a new building of the size and scale proposed will increase noise and air pollution, reduce safety for existing residents. It will cause access and parking difficulties for existing residents.</p> <p>Long Term The plans contravene the idea of a cohesive and just society and are a negative example of gentrification, rather than renewal. Four Quarters facetiously presented its plans to the community as motivated (in part) by efforts to relieve pressure on the NHS, make a café in the building accessible to local residents, and beautify the estate via landscaping. These are offensive to our intelligence and judgment</p> <ul style="list-style-type: none"> <li>- The development will cater to people with high incomes and will contrast and conflict with existing residents on moderate and lower incomes. Four Quarters have built a gated community adjacent to the estate with houses costing 1.6 to 1.9 million pounds thus driving a clear wedge between the rich and the rest. Expensive private assisted living units will not meet social care needs of people dependent on the NHS.</li> <li>- There are sufficient cafes in the local area that cater to a range of tastes and budgets.</li> <li>- Four Quarters have already detracted from the estate's green spaces by building high density luxurious housing and catering with landscaping to their residence, while presenting the community with views of fences and walls.</li> </ul> <p>The proposal of a 6-storey building is unacceptable, the size and scale of the planned property will</p> <ul style="list-style-type: none"> <li>- destroy the quality of my life and that of my neighbours. It will block the light to my property indoors (bedroom, study, living room) and outdoors (balcony).</li> <li>- have a detrimental impact on my privacy and a sense of my flat being a safe and comfortable home.</li> <li>- motor vehicle traffic will increase (café, visitors, residents), causing further noise and air pollution in already highly noisy and polluted city</li> <li>- 50 units are planned with 10 parking spaces – this seems disproportionate, and where potential new residents are concerned and their visitors, pressure will increase on the existing parking spaces on the estate where there are no designated visitor spaces</li> </ul> <p>It is unacceptable morally and politically for the Council to approve the planning application that reinforces social inequalities and makes lives less livable for ordinary citizens.</p>
2018/4449/P	Christine Hochleitner	11/10/2018 20:02:54	COMMNT	object to it.
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2018/4449/P	Dr Alan Marsh	09/10/2018 12:39:03	OBJ	<p>Four Quarters, the developers, are held in deep mistrust by everyone on the Ingestre estate and wider. Their development of the adjacent Wiblin Court has left a bitter legacy of resentment. Putting such an 'exclusive' gated development into the middle of such an inclusive area (everyone's front door opens into public space) offended everyone. The traffic generated up and down the 2.6m-wide Little Green Street poses a continuing threat to all who use it as a pedestrian way, many of them children, many from the estate. During their deep piling operations, serious damage was done to at least 14 dwellings. Four Quarters are being pursued for compensation totalling many thousands of pounds. They respond only with silence or unconsidered dismissal.</p> <p>2. This mood of suspicion and resentment means that any of Four Quarters' undertakings with respect to managing disruption, meeting 'affordable' requirements, local access, or simply doing what they promise to do, will be frankly disbelieved. This is an insecure basis to proceed upon.</p> <p>3. The development of Wiblin Court remains subject to investigation by Camden Council Planning Authority for issues of non-compliance with approved plans. No further consideration of a planning application from Four Quarters should be given until the issues of compensation and compliance have been resolved.</p> <p>4. The local authority's old people's home served the whole community; many of the residents would have had local family. This is a business scheme to take profit from wealthy people from elsewhere. Like Wiblin Court, it represents another change from inclusion to exclusion.</p> <p>5. There is a wider fear that this is the first stage of class-cleansing the Ingestre Estate, as has happened to other social housing complexes in London Boroughs where deals have been done to sweep out and scatter established communities of social tenants and replace them with profit-laden private developments.</p>

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