

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6585/P	Derek Casey	8 Walton House Longford Street London NW1 3PE	10/01/2017 22:24:30	OBJLETTE R	<p>Dear Ms Jones</p> <p>Re-: Application Number 2016/6585P (The Queens Head and Artichoke Public House, 30–32 Albany Street, London NW1 4EA).</p> <p>Firstly, I would be most obliged if you could let me know the date the above application is due to be discussed by the relevant committee.</p> <p>In addition I am writing to register my very strong objections to the planning application submitted by the proprietors of the above address .</p> <p>My main concerns and objections are as follows: –</p> <p>OBJECTION 1: Walton House, the residential block next to the Queens Head and Artichoke Public House, is a Grade 2 listed building. As such, it is being maintained by Camden Council in an appropriate and exacting manner. The Queens Head and Artichoke Public House is a locally listed building which has great local historic value. Both buildings are situated in a conservation area.</p> <p>This proposed development is extremely ugly. It is completely out of character with the current appearance of the two buildings and will be hugely detrimental to the architectural and historic significance of them both. The current gap between the two buildings shows them off to their best. This proposed development is an eyesore which will rip the heart and soul out from these historic buildings, thus destroying their character.</p> <p>Furthermore the plan to build a private south facing balcony on the first floor at the front of the building facing onto Longford Street is particularly inappropriate and would certainly affect the setting of Walton house as a Camden Council maintained Grade 2 listed building.</p> <p>OBJECTION 2: By allowing this development to go ahead a precedent may be set by Camden Council for further extensions and building works to take place, further eroding and destroying the character of this historic area.</p> <p>OBJECTION 3: The loss of privacy and light that will be experienced from the building of this three-storey development by both the Walton House and Albany Street residences will have an adverse effect and impact on our residential amenities.</p> <p>OBJECTION 4: This proposed development will considerably increase the noise pollution already experienced by the residents of Walton House.</p> <p>As mentioned in Point 1, Walton House is a Grade 2 listed building and is maintained as such by Camden Council. The original casement type windows in each flat are therefore not very effective at keeping out the current noise levels in the area (e.g.: traffic, customers from the Queens Head and Artichoke Public House, HS2 building works etc). These casement windows cannot be replaced as this</p>

Application No: **Consultees Name:** **Consultees Addr:** **Received:**

Comment: **Response:**

would not be in keeping with the Grade 2 listed status of Walton House.

This does mean, however, that the residents of Walton House already experience high levels of noise pollution. For example, the area marked "Yard" on the plans is in fact an (unauthorised?) beer garden/patio area. This beer garden/patio area is hidden behind large wooden doors on the ground floor and is only partially covered. There is absolutely no noise insulation at all from this area (or any of their outside seating) and so noise travels extremely freely into the homes of the Walton House residents via the casement windows and chimney stacks that go into each flat. The current noise levels can sometimes be extremely challenging, especially for those who have health problems or have children of school age. However noise pollution will considerably be worsened by the building of these new flats with communal balconies and will have an adverse effect, and be at the detriment of, the quality of life and health of the Walton House residents.

OBJECTION 5: It is unknown from the plans whether the new flats are to be sold or rented out. Communal balconies might suggest short-term rentals of some sort (holiday lettings?). This, again, will have an adverse effect and impact on the residential amenity of the Walton House and Albany Street residents.

OBJECTION 6: I note from the planning statement (Point 1.d) that this development will address "the Council's expectation of a diverse range of housing products by providing a range of homes accessible across the spectrum of household incomes". Is it known how the proprietors of the Queens Head and Artichoke Public House plan to achieve this? Is this planned development part of any affordable housing scheme?

OBJECTION 7: Point 1.d of the planning statement also states the "relocation and expansion of the kitchen accommodation will create employment both within the kitchen and within the restaurant". However the plans for the new development clearly shows that the restaurant currently on the first floor will be closed down to make way for the new flats with balconies. This will just leave a restaurant/eating area on the ground floor, greatly reducing the overall area available for customer use. A smaller restaurant will surely mean less tables to serve and less staff required to match this drop in capacity. This development would therefore likely lead to job losses and not "create employment" as suggested in the Planning Statement.

In addition there is no guarantee, in this current economic and political environment, that any change to a business will lead to more jobs. The building of three new residences would certainly be a boost in income for the proprietors of the Queens Head and Artichoke Public House but not necessarily a boost to the Council's employment figures.

Finally, as you will be aware, the residents of this area are already inundated with intense noise, dust and light pollution due to the current HS2 works. This proposed development will therefore cause further unnecessary pollution and stress to the residents of Walton House, some of which already suffer from chronic health conditions (e.g.: interstitial lung disease).

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Please do not hesitate to let me know if any clarification is required with regards to the above and I look forward to hearing back from you with the Committee date this planning request is due to be discussed.

Yours sincerely

Derek Casey
8 Walton House.
