

Dear Jonathan

Please accept this as my objection to both Applications [2019/1773/P](#) & [2019/1772/P](#) for discharging both condition 3 and 15 respectively.

Application: [2019/1772/P](#) - Condition 15, and Application: [2019/1773/P](#) - Condition 3.

Having compared the current application [2019/1772/P](#) with the original application: [2017/3838/P](#) <http://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:2017/3838/P> that was withdrawn in July 2017, in order to partially discharge condition 15, I see that no improvements other than the planter is likely to be less effective in mitigating strong winds because it is smaller [Fig 2.]

There are two deciduous trees, less shrubs and still only one pine tree - despite RWDI recommending "planters with evergreen trees/shrubs" to provide maximum density. [5.2.3].

The berries from the Amelanchier Lamarckii tree and the Magnolia flowers, which are particularly slippery, will be hazardous on the path, particularly for elderly and disabled people, and the yew is toxic, especially for children and animals. Apart from the Pine tree the plants proposed are inappropriate.

Mitigation is required for Receptor 7 which is in-between the building and the Theatre and is where RWDI report that the wind speed occasionally exceeds Beaufort Force 7 (B7). "**Wind speeds in excess of B7 would impede walking and these wind conditions would occur in the winter on the windiest day/s of the year.**" RWDI also understood that this area is "infrequently used by pedestrians and is not a major pedestrian thoroughfare". This is far from the case - the strongest winds will be at the entrance most frequently used for the Open Space.

It is also most unfortunate that no mitigation has been offered for Receptors 2 and 12 where wind speeds can reach Beaufort Force 6, each located by both building and Tube entrances.

It appears from the current drawing [Fig 3.] there will no longer be cafe terraces at the frontage opposite the planter, as previously proposed - which should now leave enough room for fire/emergency vehicles. However another drawing [Fig 4.] suggests there *will* be a cafe terrace, if not directly opposite the planter then just beyond it, which would still block emergency access along the front of the tower block, which would obviously be unacceptable.



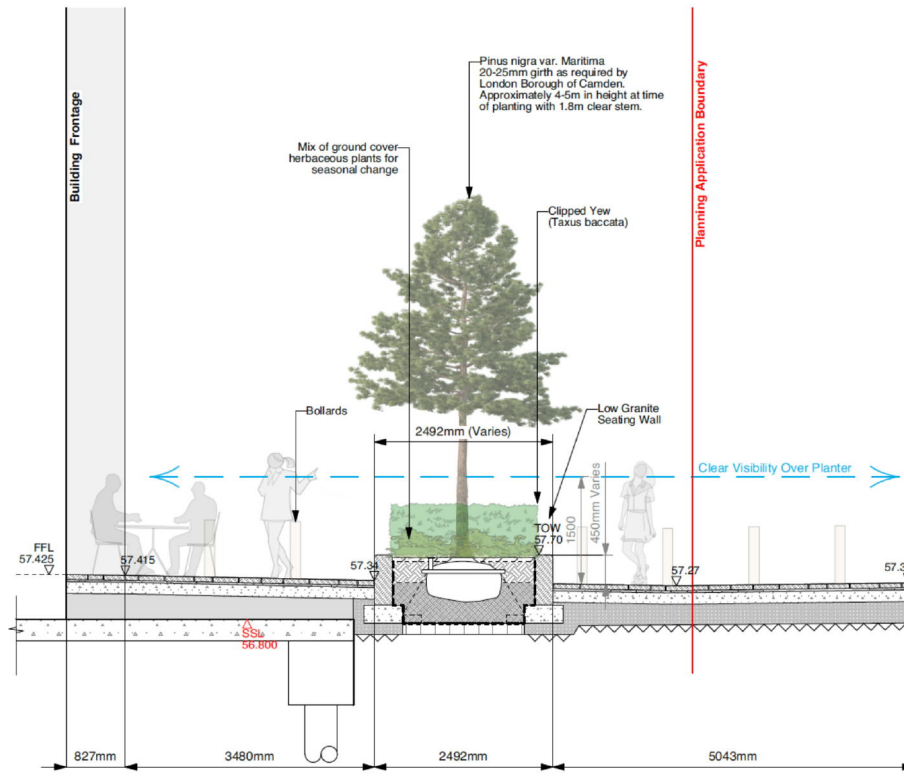
Fig 1. Receptor 7 = Beaufort Force 7. Receptors 2 & 12 = Beaufort Force 6.



Fig 2. Original Application 2017/3838/P - From Drawing LL443-150-0111



Fig 3. Current Application 2019/1772/P - From Drawing SC-CAM-00-GF-DR-L-0111



Section Arrangement - Theatre Lane  
Scale: 1:50 at A1

I believe a total rethink on microclimate mitigation is needed for such a sensitive location as this - to properly protect the community from unacceptable levels of wind that many believe could even go beyond what has been predicted.

For this reason these applications should be refused and Camden's own experts consulted on for a better plan.

Best wishes

Janine Sachs

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