

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/2879/P	Robert Smith	06/07/2019 11:52:36	OBJ	I wish to object to the above planning application.

Specifically, I object to the proposed demolition of the Levy Wing (Plot 3) and its replacement with a much larger structure. I also object to the proposed creation of a new pedestrian access from the site to St Andrew's Gardens.

My objections are based on the following detrimental effects on Trinity Court, of which I am a resident, St Andrew's Gardens and generally in relation to the neighbourhood.

Trinity Court

1. The application accepts that there will be a considerable adverse impact on the amount of light reaching the property.
2. The privacy of the residents of the property will be adversely affected.
3. The very lengthy period of development will cause substantial detriment to residents of the property.

St Andrew's Gardens

1. There will be a considerable loss of light reaching the gardens.
2. The gardens are well-used but rarely overcrowded. They provide a relatively quiet haven for those who live and work in the area. Creating an access into the site from the gardens would encourage the use of the gardens as a thoroughfare, a purpose for which it was never intended.
3. It is proposed that the site will give rise to the employment of nearly 1,000 people in addition to students and patients. This will greatly increase the footfall in the gardens.
4. There is already a perfectly adequate access to the Gardens from Gray's Inn Road at the side of the hospital.
5. I understand that it is proposed that the new public space within the site could be used for events, concerts, markets etc. Again this would be likely to swamp the Gardens with pedestrians passing through.
6. I am surprised that UCL would want to give easy access to the proposed public space to the considerable number of users of, and dealers in, illegal drugs who frequent the gardens.

Neighbourhood

It is far from apparent why a education / health facility should wish to include a public space within its curtilage. This will create security issues as well as exacerbating the crowding of the gardens referred to above.

I have no objection to the development of the site for the purpose of creating a dementia centre. The development of the Levy Wing is, however, nothing to do with that end but is to house an entirely unrelated research facility for maths and statistics students. Greatly to diminish the amenities of local residents for an added-on purpose is unacceptable and should be rejected.

It is apparent from the almost complete takeover of much of the Bloomsbury district by the London university colleges that local residents can easily be marginalised and their rights overridden by financially powerful institutions relentlessly pursuing their own ends. It is vitally important that Camden protects its own council tax payers and the amenities, such as St Andrew's Gardens, for which it is responsible, from the opportunistic excesses of developers.

Application No: **Consultees Name:** **Received:** **Comment:** **Response:**

I repeat that I have no objection to the overall development plan insofar as it creates the dementia centre although I support the detailed objections raised by the Mount Pleasant Forum in relation to the impact of certain aspects of the development as they adversely affect the Calthorpe Community Garden and the residents of the Calthorpe estate.
