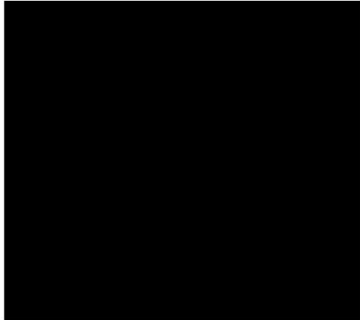




From: Fowler, David
Sent: 09 March 2020 09:14
To: Planning
Subject: FW: Objection to planning application 2019/5882/P



From: Djuna Thurley [Redacted]
Sent: 08 March 2020 18:33
To: Fowler, David [Redacted]
Subject: Objection to planning application 2019/5882/P

Dear David

I understand that you are still accepting comments on the above.

I understand that the look of the building is very different from that which was originally granted planning permission back in 2016. I understand also that there are to be a total of 68 flats in the tower, an increase of 14 from the original. These feel like significant changes.

All 68 flats of the flats in the tower are to be at market prices, supposedly justified by the fact that the development cross-subsidised the replacement of Edith Neville School. Local residents have already expressed their anger at the impact of the Brill Place Tower on the area - in particular, the loss of trees and green space from Purchase Street open space. Many people in Somers Town live in overcrowded accommodation and will never be able to get on the property ladder. There is a history of disruptive building work in the area, pursued with insufficient regard to the needs and wishes of residents.

As far as I can see, the proposed additional flats will increase density at no benefit to local residents - either in the form of additional homes for social rent or additional green open space or play space.

I therefore object to the proposals and support calls that have already been made for a new viability assessment of the entire scheme and for the planning committee to explore the issues that have been raised fully.

Kind regards

Djuna Thurley



[REDACTED]

From: Fowler, David
Sent: 09 March 2020 09:29
To: Planning
Subject: FW: Brill Place development - 2019/5882/P

[REDACTED]

From: Khatoon, Samata (Councillor) [REDACTED]
Sent: 05 March 2020 21:25
To: Joyce, David [REDACTED] Cullen, Bethany [REDACTED]
Cc: Slaney Devlin [REDACTED] Jose Mansilla [REDACTED] Chris Horner [REDACTED]
[REDACTED] Djuna Thurley [REDACTED] Herman Tribelnig [REDACTED]
[REDACTED] Tomlinson, Paul (Councillor) [REDACTED] Robinson, Roger (Councillor) [REDACTED]
Subject: Brill Place development

Dear Bethany and David

I have been approached by a number of residents from Somers Town in relation to the Tower Block. Please see the email on their key issues.

I know the planning permission was granted back three years ago.
I therefore want to know if any amendments have been made to the previous proposals, shouldn't this be consulted with local residents.

I would like an urgent meeting with the local residents and the officer who is involve in this project.

Thank you
Cllr Samata Khatoon

Key issues on the current proposals:

1. It is a completely new design. Although the building occupies more or less the same space, it looks completely different. The building materials are different (it's no longer glass), the layout is completely different. Four images below, first two approved scheme, second two new scheme. The developer says the reasons for the change are not to do with money, but to do with post-Grenfell safety requirements and also to reflect that we are now acknowledging a climate emergency. That may be true, but the building looks very different and, I believe, should be considered a completely new application and not a minor material amendment. I believe the planning committee should look at the building and decide whether it is the kind of thing built on the park, which is a very sensitive site.







2. Increase in number of flats. The developer has rejigged the internal space to increase the number of flats from 54 to 68 – an increase of 14 flats or more than 25%. I suspect they have done this to make more profit. The original viability assessment set build costs against profit to work out how many affordable homes the scheme could provide. Just supposing the current scheme is cheaper to build (in relative terms as costs have

gone up since 2016) and the extra 14 flats mean profits are greater, that means there should be a larger contribution towards affordable homes.

Now we know that the council were going to subsidise this scheme up to £10.3M to maximise the number of social homes. We also know that the first block of flats (Tessa Jowell House) used some of the £30M GLA funding for social homes. What we need to know is how many affordable homes should the revised scheme afford – and for that we need a new viability assessment across the whole scheme. This should take into account the 2018 GLA guidance that building on public land should be 50 per cent affordable.

It is important to remember that Camden will be setting a precedent if they allow developers to optimise their schemes in this way with no penalty.

3. Open space. If you build additional homes you have to provide additional open space and play space. The Central Somers Town CIP actually provides no extra open space or play space for the hundreds of extra people living on the park. The council got round this by saying the new space would be much better in quality. I have to say, I really hope that the new open space in front of the new buildings is temporary as that tarmac and grass is not an upgrade in quality. So the developer either needs to magic up more open space or provide a contribution to provide or improve open space nearby. (This is what the Crick did when they gave £75,000 to improve Purchase Street Open Space all those years ago.)

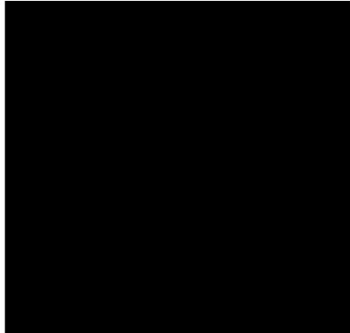
4. Air quality. The original design had electric heating, including some produced by cells attached to the building. This design is connected to the Somers Town Energy Centre (under Phoenix Court). I don't know if you remember, but the air quality report we had commissioned last year said that the energy centre's air quality assessment was very dodgy, as was the CIP air quality assessment. Dr Holman's recommendation was that there should be no new connections to the energy centre. In addition, the energy is generated by CHPs, which the GLA and Camden want to get rid of because there is a climate emergency.

5. Heritage. The design of the new building means its impact on the surrounding heritage assets will be different. I think it will cause more harm.

All of the above should be fully explored at a full planning committee. At the very least there should be a new viability assessment. I believe it should be an entirely new planning application.

[REDACTED]

From: Fowler, David
Sent: 09 March 2020 11:40
To: Planning
Subject: FW: Objection to planning application 2019/5882/P



From: CHRIS HORNER [REDACTED]
Sent: 09 March 2020 11:07
To: Fowler, David [REDACTED]
Subject: Objection to planning application 2019/5882/P

Dear David

I'd just like to comment on the above issue.

I understand that the the building is very different from that which was granted planning permission in in 2016 and that there are to be a total of 68 flats in the tower, an increase of 14 from the original. This increase is rather important.

If it is true that the 68 flats in the tower are to be at market prices, supposedly justified by the fact that the development cross-subsidised the replacement of Edith Neville School, then this something of an affront to residents, especially those who are looking to find a home in the area.. Local residents have already expressed their anger at the impact of the Brill Place Tower on the area with the resulting the loss of trees and green space from Purchase Street open space. Many people in Somers Town live in overcrowded accommodation and will never be able to get on the property ladder. There is a history of disruptive building work in the area, pursued with insufficient regard to the needs and wishes of residents.

The proposed additional flats will increase density at no benefit to local residents - either in the form of additional homes for social rent or additional green open space or play space.

I therefore object to the proposals and support calls that have already been made for a new viability assessment of the entire scheme and for the planning committee to explore the issues that have been raised fully.

Yours sincerely

Dr Chris Horner

