
From: [REDACTED]
Sent: 07 April 2020 19:25
To: Planning
Cc: Marfleet, Patrick; nw6residentsgroup@gmail.com
Subject: SC - M3/trim - 08/04/2020 - Ref 2020/0928/P - Objection

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Dear Camden Planning,

We are the owners of [REDACTED] Smyrna Mansions and members of the NW6 Residents Group. We would like to submit our objection to the proposed plans for re-development of the site of Francis Gardner Apartments on West End lane.

I apologise for the late submission as we are the Foreign Office diplomats, currently posted overseas in Hanoi, Vietnam, and it has taken some time to access the documents and express our position. We **strongly** object to the proposed plans on the basis of:

- **Loss of privacy** - the architectural arrangement of what is to us our back courtyard, where all our bedrooms are facing, is such that we are very closely positioned to the Francis Gardner block, with windows looking across and literally into the rooms on the opposite side and being able to hear conversations. With the redevelopment into a bigger block with more flats, windows and residents, there will be even more loss of privacy.
- **Loss of light** - as the plans are to develop a bigger block, we would lose access to the limited light that we are already getting. In our case, most of the light is coming from the gap between the FG block and Kings Gardens; which is the area that will be extended under the new plan, so that little access to light would be lost to us. In addition, as the new development is planned to be taller, we would lose access to the light from above the building.
- **Noise** - we have had noise issues with the current FG residents, that are well documented with the Camden Noise team. The issue is the close proximity of the two buildings at the rear side, as already mentioned. With this architectural setup having a student accommodation positioned in the middle of a quiet residential neighbourhood is very problematic for the residents. The students active and often late nights lifestyle is incompatible with the life cycle of the community. To make matters worse, as a result of the shape all sounds - like music from open windows, or conversations by a group of people - in the courtyard are massively amplified. This can at times create an intolerable environment for the residents of Smyrna Mansions, especially for families with young children who have a bedtime routine. The new development with even more rooms, windows and outdoor spaces will no doubts cause further deterioration of the noise situation, and is therefore very unwelcome.
- **Impact of demolition** - due to the close proximity and the noise issues already described, the negative impact of the demolition and build on the quality of life, physical and mental health of the residents of Smyrna Mansions is likely to be substantial and long-term.
- **Loss of outlook** - the new building proposed would negatively alter our outlook from the bedroom windows. The proposed new build **would certainly not** make a positive contribution to the character of the area.
- **Loss of integrity and negative impact on the neighbouring community** - the location of this development is a quiet and peaceful section of the West End road, close to several very good

primary schools and populated by many families with young children, who would all suffer from the increased traffic, pollution, dust and noise resulting from this project.

- **Unnecessary demolition for the end goal** - the current building is solid and good quality, and is part of the architectural complex of West End Lane. It is completely unnecessary to demolish a good building and replace it with a new build. Whilst we understand the aim of offering more student accommodation, this aim can perhaps be achieved by a re-design of the interior of the existing building.

We very much hope that you would consider our objection, alongside with those already submitted by other NW6 Residents. Please contact us directly should you have any questions.

