



To: The Planning Application Department, Camden Council

Dear Sir / Madam,

**Related to: Francis Gardner Apartments. Planning reference no 2020/0928/P**

I am writing to set out objection to the planned development on West End Lane at the site of Francis Gardner Apartments. This building is next to Kings Gardens where I live.

My objections I believe are similar to many of my neighbours in Kings Gardens and surrounding buildings, as well as those in front and behind Francis Gardner.

It seems to me unusual that such a modern building, compared to its surrounds, will require demolishing and rebuilding again in order to house more students in inappropriately designed lodgings. This will also have a major impact on the nature of West End Lane and the way the current buildings are in keeping with the area.

My more direct complaints are:

- Damage to Kings Gardens and its foundations from such massive works (that will undoubtedly affect the whole block area) as there is already history of subsidence in the area.
- Length of time. Major destructions and reconstructions like this take years to complete and are beset by huge delays at each stage to numerous reasons from supplier chain to permissions and health and safety changing requirements.
- Congestion in West End Lane, exacerbating an already traffic logged street at critical times.
- Pollution from construction in the form of dust is not acceptable considering the elderly and very young population in the area especially since the recent increases in congestion on West End Lane due to the Congestions Charge Zone.
- The size of the building proposed is so much higher and wider and this will inevitably affect issues of privacy and sunlight. The renditions provided are unclear and frankly below standard.
- Noise pollutions from the construction phase and from the increase in the number of students as set out in the noise report will cause unimaginable stress to residents. It is impossible to ask students living in small conditions not to open their windows particularly in warmer days.

I believe that such a build will have a negative effect on our area for many years, and recommend that you do not provide it planning permission.

Yours sincerely,

