

Application No: 2020/2406/P
Consultees Name: Simon Zekaria
Received: 01/07/2020 21:57:21
Comment: OBJNOT

Response:
 Camden Council Planning Applications Planning Inspectorate

RE: Planning Application - 2020/2406/P, 65-69 Holmes Road London NW5 3AN

To whom it may concern,

I want to record that I, again, object in the strongest possible terms to this application to increase the height of the development to seven storeys.

The developer has, once more, come back with an attempt to add another storey to this building; one that is already ugly, out of keeping with area and is an imposition to residents in the area.

A further extension would allow this out-of-proportion building to even more greatly dominate the local skyline and the area, contravening planning principles aimed at preventing detrimental height, overbearing mass and scale, as well as loss of light — some of the many reasons for which it was turned down last year. Further, the refusal was based on harm to the living conditions of 74 and 55-57 Holmes Road.

Scaling down the number of rooms and a “setback” of the walls does absolutely nothing to change these facts. The idea that is a “minimal aesthetic and removes the previously stated issues is completely erroneous. That the developer characterises the new storey as a “roof extension” is a clear attempt to mislead.

The fact that the developer has bid to add another single storey to this development - one that was objected vociferously to by local residents and subject to much rancour in the local community over its effect on noise, light and space before being approved – is a telling reflection on the motives of this developer.

In short, it should be clear to the council that is an opportunistic action designed to gain extra rooms to the student accommodation out of sheer greed. This is a developer that has been shown to prioritise commercial profit over the welfare of the residents and his leaseholders, the local community or the local environment on which the development has a huge impact.

If the developer wanted seven storeys to the block, why wasn't that part of his original application for the site? The answer is clear: it wouldn't have been approved and so, to circumvent this block, his strategy is to achieve his commercial aims in parts.

To simply force through the addition of a further storey is a blatant attempt to profit once again at the expense of residents and the local community, for which he has no regard or thought.

The application for the original six-storey building was allowed by the planning inspector, despite opposition by the council. Now the developer seeks, despite the cooperation of residents through gritted teeth over the years, to further reap the area for profit with no consideration of others.

The original design of the building was a disaster for many residents, including myself, with the impact of construction on noise, light and peaceful living. For this extra story to be approved would rub further salt into an already gaping wound.

Indeed, regarding noise, it is apparent already that the developer's student facilities are creating unacceptable

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				<p>noise pollution for the area. The developer even admits in his planning statement that it is "inevitable that general levels of noise and disturbance might be heightened by the presence of student accommodation.</p> <p>This developer is essentially using the planning process as a battering ram to simply try and railroad through his applications come what may. It is a tactic designed to exploit the freedom of the process for his own ends.</p> <p>In this respect, his expectation is that through repetition of application after application and mooted repackaging of proposals he will eventually exhaust the process, and shut out dissenting voices entirely, owing to sheer will.</p> <p>The council must not allow him to succeed.</p> <p>I urge the planning committee to reject outright this application.</p> <p>Yours sincerely,</p> <p>Simon Zekaria Flat 14, 55-57 Holmes Road London NW5 3AN</p>
