

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/3737/P	Susan Hailstone	08/10/2020 15:16:22	OBJ	<p>I live at on Camden Mews in a house which has a direct border with the site of the proposed development at 248-250 Camden Road. Whilst I fully support the purpose of the proposed development, I wholeheartedly object to the proposed design and build because of the negative impact it will have on my rights, health and well-being and because there are key policies in the Camden Local Plan with which it makes no attempt to align.</p> <p>My key reasons for objecting are as follows:</p> <ol style="list-style-type: none"> <p>1. Privacy and overlooking</p> <p>The access balconies and stair tower will have a significant impact on my privacy as there are uninterrupted direct lines of sight into my living room, my bedroom, guest bedrooms and my garden. The proposal presents no evidence that any consideration has been given to my privacy and that of residents in adjacent and nearby homes, evidence that Camden Council expects to see as stated in section 6.4 of the Camden Local Plan.</p> <p>Further to this the proposal only just meets the 18 metre distance between habitable rooms in existing properties and the proposed development referenced in Camden's Planning Guidance. It does not factor in the requirement for increased distance for building heights which present increased opportunity for overlooking, which is clearly a feature of this proposed development.</p> <p>2. Impact of increased artificial lighting</p> <p>The walkways and stair tower will require artificial lighting in the hours of darkness. This represents a significant change from the current building and the increased artificial light will have an impact on my health and wellbeing. There is no evidence in the proposal that this has been considered as is expected by Camden in section 6.6 of the Camden Local Plan</p> <p>3. Noise</p> <p>The walkways will be in use 24/7 and their proximity across an enclosed space to my house will lead to increased noise from the residents who are using them. This will lead to increased stress during the day and will affect my sleep at night, both of which will have a negative impact on my general health and wellbeing. The Camden Local Plan clearly states "The World Health Organisation (WHO) for example states that excessive noise can seriously harm human health, disturb sleep and have cardiovascular and behavioural effects."</p> <p>4. Size</p> <p>The proposed development is 2 clear storeys higher than the surrounding properties on Camden Road. The walkways and stair tower extend out of from the existing footprint of the building, significantly increasing the footprint. This significant overall increase in size will mean that the building looms over the houses of Camden Mews, creating a sense of enclosure and claustrophobia.</p> <p>5. Conservation area</p> <p>The Camden Local Plan obliges the Council to ensure that development enhances rather than damages the conservation area. 248-250 Camden Road is currently classed as having a neutral impact and has been identified as an opportunity for enhancement. The proposed development will have a negative impact on the conservation area and so does not align with the Local Plan.</p> <p>A good example of this is the height of the proposed development. The maximum height for buildings in the</p>

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conservation area is 4 storeys, the height of the current building at 248-250 Camden Road. The proposed development is 6 storeys which is clearly not aligned with the requirements of the conservation area.

6. Loss of trees

The Council recognise the importance of trees in the Local Plan including language such as “(we will) resist the loss of trees and vegetation of significant amenity...”. The proposed development will lead to the loss of trees including one important grade B whitebeam tree. Once again, alignment with Camden’s Local Plan is missing.
