

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/3737/P	David Simmons	26/10/2020 13:22:22	OBJ	<p>Camden seems yet again to be bent on destroying the long established tranquility of its neighbourhoods and residents through permitting ill thought out developments and I support the following statement.</p> <p>The design of this building is inappropriate for the intended occupants and the site and it breaches the guidelines of the Camden Local Plan in many ways. I would like to make the following points.</p> <p>1 Conservation Area - Under the Camden Local Plan, the council is obliged to ensure that development enhances rather than damages the conservation area. 248-50 is currently classed as having a neutral impact and has been highlighted as an opportunity for enhancement. The proposed development will have a significantly negative impact on the conservation area and so is not compliant with the local plan.</p> <p>2 Privacy and overlooking - access balconies and stair tower will have a significant negative impact on privacy. There are clear sight lines from the walkways into living rooms and bedrooms and to gardens and terraces. There is no evidence in the proposal that any consideration has been given to rights under the human rights act article 8 to respect the privacy and homes of residents in adjacent and nearby homes. Similarly there is insufficient regard to the privacy of vulnerable homeless families who will have no escape from observation by residents nearby. This is not compliant with section A of the Camden plan in multiple ways.</p> <p>3 Light pollution – the walkways and stair tower will need to be lit when it is dark. This will have a negative effect on the health and well-being of residents nearby. There is no evidence that this has been considered and detail on this is not given in the proposal. This also contravenes the Camden Local Plan.</p> <p>4 Noise – walkways will be in use day and night, noise and voices carry across the enclosed space between the Mews and Camden Road. This will create stress during the day and make it difficult to sleep at night and will have a negative effect on health and wellbeing of both existing residents and the intended occupants.</p> <p>5 Massing and size - It is two clear storeys higher than surrounding properties on Camden Road. It blocks the sky for residents on Camden mews and further afield in North Villas. In Camden Mews it will create a sense of enclosure and claustrophobia. The walkways and stairway extend out from the existing footprint of the building, significantly increasing the true footprint of the building.</p> <p>6 Trees and green spaces – there will be building in the garden and the loss of trees including one important grade B whitebeam tree. Neighbours in Camden Mews and North Villas will no longer be able to see the magnificent London Plane trees above the Hostel, a significant loss of amenity and contrary to the Local Plan.</p> <p>7 Height – maximum height for buildings in the conservation area is 4 stories. The drawing on page 63 of the Design statement (5) is misleading. It doesn't show the slope from north villas down to Camden Road. The roof line should decline in line with the slope so that the maximum height remains – as it is – 4 storeys. If we followed the logic of the drawing on page 63 of the design and access statement – we would be building skyscrapers at</p>

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2020/3737/P	Paul Walker	28/10/2020 18:30:32	OBJ	<p>the bottom of Dartmouth Park Hill.</p> <p>8 Community division – a previously cohesive and diverse community, welcoming to homeless families, will be over-stretched and divided by this proposal which will create conflict between residents, homeless families and Camden Council. Issues of privacy, noise and light pollution cannot be mitigated by a management plan. The problems are hardwired into the inappropriate use of external walkways in the design.</p> <p>9 Fire risk - the proposal refers to a fire risk assessment document. But this doesn't appear to be included in the documentation. There is only one exit which would also have to be an entrance for emergency services in the event of a fire. With 37 kitchens in crowded accommodation it is important to understand how the building will manage that risk.</p> <p>10 Security A fundamental problem with this design is that it will require obtrusive levels of security to protect vulnerable occupants from the climb risk created by the walkways and stair tower. Occupants will often be vulnerable and in some cases, women fleeing violent or abusive partners. The external walkways and stair tower would make it easy for intruders to gain direct access to individual units. To avoid this the submission from the Police calls for a number of stringent security measures including a fence almost two metres high and defensive planting. This will further mark the building out as separate and divorced from the surrounding neighbourhood. The levels of security required will make it look like a secure unit, creating stigma for the residents. The Police submission also seems to demonstrate that it too is concerned about the higher risk of criminal activity resulting from the construction of this building in this location.</p> <p>I am very concerned by the proposal to increase the height of the Hostel on Camden Road. Four stories was not ideal, but would at least not have ruined amenities for those living in Camden Mews. The revised plan involves a major loss of amenity which of itself should lead to refusal of permission. In addition, it will cause an unacceptable increase in noise and light pollution.</p>