

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5063/P	Camden Cycling Campaign	28/11/2020 14:14:23	COMMNT	<p>Comments on Draft CMP (Rev 0.1, November 2020) from Camden Cycling Campaign</p> <p>We represent the interests of cyclists living or working in or travelling through the Borough of Camden. Crogsland Road is a significant link in Camden's cycle network and joins Primrose Hill to Camden via the traffic-free Regents Park Road bridge.</p> <p>1. Routing to site The proposed access route for vehicles is westbound on Prince of Wales Road, turning left into Crogsland Road across the cycle lane. This causes a potentially dangerous 'left-hook' situation for cyclists and pedestrians. The approach would be better from the west (i.e. eastbound on Price of Wales Road) a right turn into Crogsland Road is less dangerous because mutual visibility is much better and blind-spots are reduced.</p> <p>It is not sufficient to merely show the route from Prince of Wales Road and exiting onto Chalk Farm Road. To fully judge the impact, the proposed access and egress routes should be shown at least as far as the TLRN.</p> <p>2. Pit Lane in Crogsland Road The pit lane appears to take up at least half of the road, allowing only a narrow space for other motor vehicles and contraflow cycling. This is likely to be inadequate. Given that it is proposed to close the footway, the pit lane could partially occupy this space, releasing significant road width back into the public highway.</p> <p>John Chamberlain Camden Cycling Campaign 28th November 2020</p>
2020/5063/P	Neighbours of West Kentish Town	29/11/2020 12:57:05	OBJ	<p>The proposed scheme is massive overdevelopment. The density is 396 flats per hectare, whereas a few years ago Camden advised that an appropriate density for an accessible urban area like this is 225 flats per hectare.</p> <p>The scheme has only 23 per cent affordable homes and 66 per cent of the flats are one-bedroom, and only three have three bedrooms.</p> <p>Camden must know this area desperately needs affordable housing, including homes for families.</p> <p>The configuration of the building, with elevations on both Crogsland Road and Belmont Street, and the height of the blocks proposed, do not allow for meaningful green open space in between.</p> <p>There is a very small amount of external space at the bottom of a narrow courtyard, overshadowed for the most of the day.</p>

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2020/5063/P	David Prince	29/11/2020 14:46:30	OBJNOT	Planning application: The Charlie Ratchford Centre, Belmont Street, NW1 8FH Ref 2020/5063/P

For the following reasons I object to the current proposal and request the application be refused.

1. Inappropriate scale and design
2. Negative impact on the local community
3. Contravenes Camden's 'Local Plan'
4. Incorrect/outdated information contained within the proposal.
5. Due process has not been followed

1. Inappropriate scale and design

The proposal consists of three parts, of which one is 7-storey and another 10-storey high. The configuration of this building means that the 10-storey elevation will tower above existing homes and combined with the 7-storey elevation, they will be considerably over-looked and privacy removed. Daylight will be removed from Denton and Hardington homes, and a row of 6 X 2-storey family homes will be in 24-hour darkness.

As freeholder/landlord of these properties, LBC development officers contractually signed away any right to light for them without discussion or consultation with residents. This is a clear attempt to offer preferential treatment to the developer. The impact on surrounding properties has been ignored to maximise space available and LBC officers have acted inappropriately to assist the developer.

Belmont Street and Crogsland Road are both quiet, residential side streets and the proposal is too big for the space available.

2. Negative impact on the local community

This proposal introduces the possibility of a further 250+ people to the area. This project should not be taken in isolation and members should consider other developments taking place in the immediate locality, including the huge regeneration of Juniper Crescent and Morrisons supermarket, together with the Marine Ices and Peppiatts redevelopment. There will be a huge increase in the area's population.

Camden is the 6th most populated borough in the UK, with over 12,000 people per km². The ONS describes Camden as 'densely populated'. According to 2011 census data, over 1,100 people live within 100 metres of the site, making the area higher than Camden's average density per km². Mayor of London identifies that population growth has accelerated since the 2011 census, so we can be confident saying that the current population is considerably higher. It is therefore essential that a master plan is developed for the area before any current or future proposals are considered. What is the infrastructure impact? Is public transport suitable for the rise in population? Are there sufficient schools, hospitals and doctor's surgeries available? Continued development without a vision and plan, will lead to future problems and challenges.

The design of the development also makes it insular. It has a U-shape design with the focus towards the centre. It does not allow the development to integrate into the local community. In fact, it's quite the opposite, making it an insular village blocking out the surrounding community. What is required is something that is an integrated part of the area, not separated from it.

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3. Contravenes Camden's 'Local Plan'
The Local Plan Strategic Objective 2 states

'To provide homes that meet the housing needs of existing and future residents in terms of number, affordability, quality, type of property and mix of dwelling sizes.'

This project offers 23% affordable homes. This is well below Camden's, GLA's and Mayor of London's target of 50% per development. After repeated attempts by local residents to unearth information, it has become known that council officers have linked this project to that of the new Charlie Ratchford Centre on the opposite side of Crogsland Road. This has been obscured from councillors and citizens and is an attempt to grant preferential treatment to the developer. Camden Development Officers have been clear that this new project is completely separate and independent of the new Charlie Ratchford development. Therefore, the sole purpose of this is to attempt to circumnavigate council policy and allow this development to claim the 38 homes for extra care citizens, as part of their contribution to affordable homes. It is false and a shocking way to undermine the admiral target to deliver 50% affordable homes. All council members, whatever their political persuasion have ambitions for affordable homes. This project's expected delivery of 23% doesn't meet any of them.

Again, referring to Strategic Objective 2, this project is offering 36 studio flats, 29 x 1 bed flats and 24 x 2 bed flats. That's a minimum 56% of the project dedicated to studio or 1 bed flats. The proposals do not state the size of the affordable homes. Camden is desperate for quality, affordable, family homes, but this project delivers none. The area of Chalk Farm is not short of property of the kind proposed and as previously mentioned, it will have a negative impact by contributing to an increase of the area's population density.

4. Incorrect/outdated information contained within the proposal.
The transport assessment is incorrect as it is outdated. It does not reflect the changes to Prince of Wales Road. It also makes some factually incorrect comments such as Crogsland Road having pedestrian crossings – these are temporary and will be removed, and parking on Chalk Farm Road being residential, when it is Pay and Display. The description of the proposed development is not correct and as such the assessment is not based on accurate information.

The Daylight Sunlight assessments within the application do not consider impact to 1 – 11 Crogsland Road. The 10-storey elevation will tower above the Denton Estate and therefore will affect our building. This requires addressing before members consider the application.

There is no Transport Management Plan within the application. It remains unclear how the development will be serviced during building works. Belmont Street and Crogsland Road are narrow streets and will have parking on both sides. Removal of parking spaces to aid development will need to be secured elsewhere as there is no longer additional parking available on Prince of Wales Road, as it has been drastically reduced. Additionally, opposite the site on Crogsland Road is the new Charlie Ratchford Centre that accommodates adults with extra care needs. Ambulance and healthcare services will require 24-hour access to the site. It is imperative that a TMP is developed before the application is considered.

5. Due process has not been followed.
Local residents were invited to a 'drop-in' viewing of proposals, but the final plans have not been formally

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shared. Residents have not received written notice of the application being made, it has only been advertised on lamp posts in the immediate area. Anyone without online access cannot view or comment on the plans. There are instances where residents have telephoned the number advertised, but no information has subsequently been supplied. People without internet access have been excluded and disenfranchised from their rights to consider and comment.

I therefore request that the application be refused and that it not return until a full and complete plan for the area is developed and agreed through appropriate consultation with all concerned.

However, despite overwhelming evidence supporting refusal, should you choose to approve, I request that any planning consent contain certain restrictions. Vistry was also the developer on the new Charlie Ratchford site. Local residents have been subjected to over 2 years of hell by them – abuse and harassment, Health and Safety failures resulting in threat to life, unnecessary noise, 6-day working weeks, and non-compliance of highway regulations. A review by the Health and Safety Executive also concluded that contractors on site were not complying with Covid secure measures putting themselves and local residents at risk.

Local residents would be very grateful if planning consent ensured

1. Working hours restricted to Mon – Friday, 8am to 6pm. No requests for extensions beyond this to be considered.
2. Council enforcement officers tightly monitor and control the behaviour of this developer and do not allow infringements to go unchecked, and even penalised where necessary.
3. All public health regulations, including Covid to be strictly adhered to and enforced.

Thank you
