

## Planning application 2020/3801/P to build 10 family-sized dwellings (four-bed houses) on Godwin & Crowndale Estate

This application to build 10 social rented homes for larger families on the Godwin & Crowndale Estate is the kind of proposal that the neighbourhood forum would like to support, addressing as it does the local lack of affordable homes and overcrowding in the existing housing stock. We also support the use of off-site and innovative manufacturing techniques that lessen local construction impacts and fit well with Somers Town's history of pioneering social housing.

Unfortunately, we are going to have to **object** to the application as proposed for the following reasons:

1. **Consultation.** It has been very difficult to consult adequately during the pandemic, with many residents unable to access information online. Residents in Godwin & Crowndale have told us they were unaware of the application. Efforts don't appear to have been made to ensure that local residents were aware of, and able to access, the We Are Camden website information that was uploaded on 13 August 2020. Results were promised from that information on 30 November and feedback promised by 1 December. A planning reference was promised once available on the website and wasn't provided.

### Godwin and Crowndale CIP proposals

#### Overview

Camden is proposing to develop land at the back of Godwin and Crowndale estate to provide:

- 10 new 4 bedroom homes for council rent, including one adapted for wheelchair use.
- Landscape improvements
- Replacement of the multi-use games area (MUGA) with upgraded public realm and improved amenity space for local residents
- Relocation of some of the existing car parking spaces, subject to further statutory consultation

Closed 30 Sep 2020  
Opened 13 Aug 2020

Results expected 30 Nov 2020  
Feedback expected 1 Dec 2020

**Contact**  
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#### Why we are consulting

**IMPORTANT** We are not currently consulting on the proposals.

A summary of the proposals is available through the link below. Full details of the proposals will be published on the planning portal shortly, and you will be able to make comments directly to the planners during their statutory consultation.

A planning application reference will be provided here once one is available, to enable you to find the application on the planning portal

If you want to comment beforehand, you can do so below, or you can email [Louise.Trewevas@camden.gov.uk](mailto:Louise.Trewevas@camden.gov.uk) and your comments will be passed to the planners once the application is validated.

#### What happens next

Subject to the Local Planning Authority validating the application, a statutory consultation will take place.

The planning portal will publish the application documents along with an opportunity to comment upon them.

#### Related

- [Overview of proposals for new homes at Godwin & Crowndale estate](#)  
5.6 MB (PDF document)
- [Camden's planning portal](#)

The TMO has objected to the scheme as presented. The neighbouring school has also objected. Residents living within 500m of the site and who had signed up for alerts were not alerted. There has been no effort to engage with existing users of the ballpark that is to be lost to see whether any of the alternatives proposed are safe and acceptable.

2. **Loss of open space.** Yet again, and contrary to the NPPF, London Plan and Local Plan, the Council is proposing to build on private open space in Somers Town. The ballpark is described in the Planning Statement as “an underused facility in a poor state of repair”. This is factually wrong. The ballpark is relatively new and may even still be under guarantee. It is in a demonstrably good state of repair. It is in frequent use by Godwin & Crowndale residents, particularly children and young people. It has been in high demand during lockdown as a lack of fencing on the estate side meant it was the only ballpark in the area that was open.

There has been no effort made to demonstrate that the ballpark is underutilised – by monitoring use, for example.

The recreational assessment that accompanies the planning application contains many inaccuracies. At least 4 of the 17 alternative sites recommended are more than 500m as the crow flies, 2 sites have been demolished by HS2 (with all the trauma that accompanies that land grab) and 1 is a construction site. Of the 7 sites that are within 500m walking distance, all but 2 are either within gated communities or belong to schools or playschemes and so are only available out of hours and then for a cost. Of the two sites that are open, free and within 500m walking distance, Amptill Square (5) is across a busy road and will be much impacted by HS2 works. No assessment has been made to demonstrate that there is capacity at Amptill to absorb users from Godwin & Crowndale. Site 2 is an incredibly well-used facility with frequent queues for children to use the play equipment. The Central Somers Town CIP scheme involves the loss of the only public open space ballpark in Somers Town (now the site of the Brill Place tower), an overall loss of dedicated play space and a loss of outdoor gym space. It is unreasonable to add to those losses by the removal of another ballcourt in Somers Town.

Please see the accompanying map showing the actual distance of proposed alternative recreational sites. Please also see the actual number of serious road accidents in the area – an important consideration when suggesting that children should play north of Crowndale Road. This is a Safeguarding issue and the Council should take advice from police and others about how safe it is to advise children of 8 years and above to travel alone to, for example, Handyside Sports Pitch.

3. **Loss of trees.** There has been an unprecedented loss of Category A trees from the Euston area recently, largely as a result of HS2, but also as part of the Central Somers Town CIP scheme. The loss of T25, a category A London Plane is to be resisted. The potential damage to T1, another category A London Plane, described as a Landmark Tree should also be resisted. Camden is failing to protect important trees within their holdings and it is obvious that many Camden street and estate trees should have TPOs to give them the same level of protection they would receive if they were on private land.
4. **Air quality.** The new homes would be heated by air source heat pumps and so air quality neutral. No mention is made, however, in the Construction Management Plan or Air Quality Assessment of the higher standards for HGVs and NRMM that is

demanding of CIP projects in Camden.

The Air Quality Assessment and Construction Management Plan needs to take into consideration the cumulative impact of works in the area, including Phase 2/3 of the Central Somers Town CIP, HS2 (including construction traffic on Oakley Square) and the Oriel development at St Pancras Hospital.

5. **Accessibility.** It is interesting to see that unit one is a home that is fully accessible to a wheelchair user. It is very unusual to build a house for a wheelchair user because of the reliance on internal lifts. It will be important that there is 24-hour service contract with the lift to ensure that the wheelchair user isn't trapped in their second-floor bedroom or indeed the ground floor kitchen and living area.
6. **Priority for local people.** Commitments were given that priority for the new homes would be for Somers Town families living under overcrowded circumstances. I cannot find reference to this in the planning application, but may have missed it.
7. **Street safety.** There should be active frontages to the Chalton Street alley. Instead, ground floor uses appear to be bathrooms/bedrooms and so will be screened. The alley is likely to feel less overlooked and less safe. Street lighting is unlikely to solve this.
8. **Parking.** There is increased pressure on local street parking that is not reflected in the parking study. The survey did not look at the situation at night, when most residents need to park their cars. It did not consider Council works to reduce car spaces around local road junctions to improve road safety.
9. **Road safety.** The crash map data quoted appears to be wrong. In the last 5 years there were 8 traffic collisions causing casualties within 100m of the development site; on Crowndale Road between Camden Street and St Pancras Way there were 20 collisions. It is vital to get this information correct, particularly when directing young children to play elsewhere in the neighbourhood.

In summary, Somers Town Neighbourhood Forum cannot support the scheme in its current form, as inadequate consultation has meant that key aspects of the design and impact have been overlooked and community support has been lost.

Regards,

Slaney Devlin  
Somers Town Neighbourhood Forum