
From: Peres Da Costa, David
Sent: 12 January 2021 08:58
To: Planning
Subject: 25 Primrose Hill Road - 2020/5570/P

Can this be logged as an objection on M3 and added to HPE RM

Thanks

David Peres da Costa
Senior Planning Officer

Subject: FW: Proposal for Conservation Area Status or Article 4 Direction for the Quickwood Sector of The Chalcots Estate

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Mr Peres Da Costa

I have given our conversation on Friday 8th January some further thought and would like to make the following comments.

You referred several times in our discussion to the entire Chalcots Estate. The proposal from the 20th Century Society is just concerning the Quickwood Sector not the entire Chalcots Estate. May I suggest that the Quickwood Sector is unique from the rest of the estate:-

- it retains its original characteristics and is unspoiled;
- 50% of the properties are 2 storey, with the remainder being either 3 or 4 storey (the latter backing on to Adelaide Road);
-
- Higher proportion of green space
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- Since built an active and effective Residents Association has been in place to maintain a high standard of upkeep and sector pride;
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- Quickwood was part of the first phase of build and was constructed using High Alumina Cement for floors and roofs;
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- A majority of residents in Quickwood do not approve of extra storey extensions according to independent market research.

You also mentioned that in the short term, if consent was given, there might initially be a dragons teeth effect, but over time a new consistent roof line would be established. I think it important to point out that of the 14 properties in the

Primrose Hill Road terrace (of which 25 is one (2020/5570/P)) 7 householders have filed objections compared with 1 supporter. I would suggest that it will many, many years, if ever, for a consistent roof line to be established.

With regard to loss of sunlight to the communal gardens, the loss of light may be considered minor with the addition of an extra story to one property, but if additional storeys were added across the whole sector, we will gradually find ourselves living in an urban canyon with little daylight reaching the communal gardens. The open aspect as designed by Dennis Lennon will be lost. This is what the 20th Century Society and the majority of our residents are seeking to preserve.

Thanks again for your time and I trust you and your colleagues will consider these further thoughts.

Best regards

Allen

Allen Withington



Subject: FW: Proposal for Conservation Area Status for the Quickwood Sector of The Chalcots Estate

Dear Mr. Peres Da Costa

Thank you for taking my call this afternoon.

Would you please make the letter from the 20th Century Society publicly viewable.

I've thought on what you said about the potential risk to Camden of an Article 4 Direction specifically for Quickwood and I can understand that some might challenge it but I urge you to also consider the result of the Quickwood Residents Association independent survey by Sapio Research (58 of 67 residents responding (87%) copy attached) showing a majority against upward development. I think it is fair to say that this majority view is well demonstrated by the objections to Planning Application 2020/5570/P.

If I understand it correctly a Article 4 Direction does not prohibit a particular type of development but merely requires a full Planning Application, for example as is the case for the whole of Camden regarding basements. In this instance we are only seeking to impose planning safeguards on 67 houses to protect the original design integrity.

If it were not for the new Permitted Development Rules would Camden not revert to their policy of seeking to maintain a consistent roofline for terraces?

Once the open aspect of the Quickwood Sector is lost it will be forever.

Thank you again for your time.

Best regards

Allen

Allen Withington



Subject: Re: Proposal for Conservation Area Status for the Quickwood Sector of The Chalcots Estate

Dear Mr. Peres Da Costa

Happy New Year to you.

I was wondering what your thoughts are concerning the proposal from the 20th Century Society. Would it be possible to have a brief chat so I understand how this might or might not be taken forward.

If you are happy to have this chat please let me have an telephone and an appropriate time and I'll call you.

Best regards

Allen

Allen Withington

Subject: Proposal for Conservation Area Status for the Quickwood Sector of The Chalcots Estate

Dear Mr Peres Da Costa,

I understand that the 20th Century Society has recently written to Camden by post and to the generic email address, proposing that the Quickwood sector of the Chalcots Estate be made a Conservation Area in order to protect the sector from development due to the recent change in the Permitted Development rules, namely the addition of storeys in a manner no longer constrained by Local Plan and Policy D1 Design. Given it is the holiday season and to ensure you see this I attach a copy of the letter, as I know there is at least one application in process at the moment (2020/5570/P regarding 25PHR) and I understand that there are several others in the pipeline.

Coincidentally last month the Quickwood Residents Association conducted a professionally managed survey under Market Research Society code of practise, carried out by Sapio Reasearch Ltd., to gauge opinion of the 67 property owners of the Quickwood Sector on the issue of additional storeys. Asking a simple question "Are you in favour of additional storeys?" and then requesting comments.

The response to the survey was high with 58 of the 67 residents (87%) responding with a majority of the owners wishing the sector retain its architectural design integrity and not be impacted by uncontrolled development. I attach the Sapio Research report which was distributed to all the owners.

I support the proposal to give the Quickwood Sector Conservation Area status and I hope you find these documents useful. I would grateful if you treat the Sapio survey report with confidence and not put it in the public domain as the Hawtrey Sector of Chalcots Estate will shortly commence a similar survey and I do not want to influence the results of that survey in any way.

Regards

Allen

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