
From: Meynell, Charlotte
Sent: 13 April 2021 20:01
To: Planning
Subject: FW: 2 Chester Road 2020/3461/P - Consultation response to be uploaded

Hi,

Please can the below email be uploaded to M3 and Trim as a consultation response to the above app from Cllr Lewis.

Thanks,

Charlotte Meynell
Senior Planning Officer

Telephone: 020 7974 2598



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Lewis, Oliver (Councillor) <Oliver.Lewis@camden.gov.uk>
Sent: 11 April 2021 12:22
To: Bushell, Alex <Alex.Bushell@camden.gov.uk>; Wito, Alan <Alan.Wito@Camden.gov.uk>
Cc: Meynell, Charlotte <Charlotte.Meynell@camden.gov.uk>
Subject: 2 Chester Road 2020-3461-P

Hi Alex

Here are my representations in this matter. Please could these be added to the papers?

Many thanks
Oliver

2 Chester Road 2020-3461-P Planning Representations

I support the principle of this redevelopment however I acknowledge the concern of local residents and wish to reiterate the points I have previously made to the developers in this matter.

Height and bulk

There has been considerable concern at the height and bulk of the new building at this prominent position on Dartmouth Park Hill. I was pleased therefore at the response of the developer in reducing the proposed size at an earlier stage. There remains however a concern that the building remains too big with consequent issues around light and overlooking. There is particular concern that the proposed frontage remains out-of-scale. I would be grateful if the committee would consider these points carefully.

Design: Green tiles

I remain unconvinced that the green tile finish will sit well either with the surrounding brick houses or with the nearby Highgate Newtown development (white flats). A reasonable question is whether a brick finish would be a more appropriate design?

Anti-social behaviour

There is understandable concern that an enlarged provision for homeless families will risk an increase in anti-social behaviour given the history of ASB in the vicinity, the prevalence of drug use and dealing nearby, and also the medical centre close by. Please could assurances be given that measures will be put in place to minimise this risk?

Traffic management

Depending on timing, it is possible this work will take place concurrently with the work at Highgate Newtown Community Centre. It is therefore essential that traffic management is coordinated to minimise disruption to roads already affected like Chester Road, Bertram Street and Croftdown Road. It goes without saying that measures must be put in place to ensure the safety of pupils travelling to and from nearby Brookfield school.

Loss of green space and trees

Please could assurances be given that any green space or trees lost in design will be appropriately replaced so that there is no overall loss to the community?

Social distancing and ventilation

A very reasonable concern has been raised that the design has not allowed for the new reality we live in - what measures are proposed to protect residents in the event of a future similar pandemic?

CLr Oliver Lewis
Highgate Ward