

Application No: 2021/2011/T
Consultee Name: Mr Jack Elliott
Received: 28/08/2021 21:21:59
Comment: 003

Response:
Objection to Planning
Applicant: 2021/2011/Tp
24 Lady Margaret Road

I have only just heard about this proposal. I live in a house [redacted] and I think the very least you could have done is informed me personally instead of just posting a notice on a tree!

I am writing to object to the proposed development at 24 Lady Margaret Road on the following grounds

✓Suitability of Proposed Development

- I strongly feel that the proposal to change 24 Lady Margaret Road from an HMO (hosting exchange students) to a children's home - which I understand will typically host 14 to 16-year-old teenagers deemed too acute to be hosted in a fostering environment - does not take the complex needs of these young people properly into consideration.



- The care provision appears wholly unsuitable. There is a lack of therapeutic areas and facilities in the plans, and there are only two part-time staff proposed. This can in no way be enough resource to care for a group of young people. Two part-time staff would suggest that the young people would be largely unsupervised. Further, it is my understanding that the property owners are not experienced children's home operators and have no valid experience in the area. I also understand that the property owner/operator isn't a recognised specialist with an Ofsted track record.

- The plans submitted suggest seven bedrooms, but do not specify how many people would be sharing bedrooms. This accommodation would be too cramped to provide care for young people with complex needs. The plans also propose erecting a separate building in the back garden which shows that the accommodation is not fit for housing a large group of children and staff. If a building were to be erected, this would further reduce the outdoor space. I assume that outdoor garden space would be a fundamental necessity for children and this further illustrates the unsuitability of the property for this proposal.

✓Community

- There has been no consultation with the local community about this proposed application. It is also extremely worrying that the application has been put through at the height of the summer holidays, with the deadline for comments falling on the August Bank Holiday weekend. Many local inhabitants away during school holidays will not have been aware of the planning proposal, and have therefore not had the chance to raise concerns or objections. I urge the council to review these deadlines and to engage with the wider local community as soon as possible. I understand that some in the community have asked the council for further information and clarity, but this has not been

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forthcoming.

- I do not think that the suitability of the area has been properly assessed. This neighbourhood is, by and large, populated by families with young children and is therefore not at all suitable for an entrepreneur-led acute children's institution. Where is the assurance of professional and pastoral care for young people who may have experienced severe trauma and who can represent a threat to themselves and to others in the community.

These homes have attracted trouble to neighbours through drug use, noise, late night police calls, petty crime and general disruption to the community. I do appreciate there is an acute need for these homes across the UK, but I think that these young people would be better served in homes outside of the city centre.

- We are concerned that this ill-thought out proposal will lead to significant disruption to the area. I understand that there was a children's home - similar to the one being proposed - on Falkland Road. From local neighbours, I have been informed that it became a focus for drug dealing, noise and antisocial behaviour. This previous experience would clearly suggest that this is not a suitable area for another such operation.
- There are many elderly people in the neighbourhood, often living alone, and they may feel vulnerable to groups of youngsters who they do not know. I am one of these elderly people!

1/6 Conservation Area

- The application proposes erecting a separate building in the back garden. The design of the development is not at all in keeping with the conservation area and poses significant harm to the traditional character of the area.

- The proposed building does not respect local context and character, it doesn't preserve or enhance the historic environment and heritage assets and it does not integrate well with the surrounding streets as required in the Camden Local Plan Policy D1. It would be detrimental to the street scene.

- Further, no properties on this street have buildings in their back gardens. Its totally out of character with the area and sets a worrying precedent.

- Erection of this separate building would require felling at least one healthy tree - a holly tree in the garden. This has not been included in the plans. These plans also reduce existing garden space which we know is valuable for wildlife, the environment and wellbeing.

1/6 Effect of Design and Size

- Due to the proposed development's bulk and prominence it would cause overdevelopment of the site. The scale, massing and height of the proposed development would have a harmful effect on the amenity of my neighbour's living space and garden. Where there is currently a green space, the application proposes filling it. The proposed developments proximity and large scale this will make my neighbour's properties an unattractive place to live.

- The proposed excavation for the foundations of the building may pose a risk to the foundations of neighbouring properties. There is also a concern that the disturbance of ground during the building process could lead to potential subsidence of nearby buildings. This is an area which is already at risk of subsidence

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				<p>and shrink-swell clay hazard)</p> <p>4) Impact of vehicles - I am informed that an operation of this kind will require permanent parking for four to six cars (for staff, management and visitors). The proposed development will add further strain to parking provision in this area. I am also concerned that this requirement has not been properly included in the application.</p> <p>4) Omissions and Errors - There is scant information overall in the application. A proposal of this scale should provide information on the number of children/beds, provision of care and therapeutic facilities, and CFDCM registration etc. - The proposed building has a toilet planned. In essence, this makes the building a dwelling. It is not confirmed what exactly this building will be used for, and whether this will be another bedroom, completely separate living accommodation or staff quarters/room used by numerous people. - I am concerned that the application has not been completed with due care and attention. I believe these errors are that the application states that: * the proposal will not result in the loss of residential garden land. This is incorrect as the proposal is to erect a building in the garden. * no new water connections are required. This is incorrect as the building in the garden will have a toilet and therefore require a water connection. * this proposal does not involve the loss of student accommodation. This is incorrect as the accommodation currently houses students. * the application form states that foul sewage will be disposed of via the mains sewers, but that it will not be connected to the existing drainage system. I don't think both these facts can be true.</p> <p>I hope you will take all of the above points into consideration and I request that planning application is refused.</p> <p>Yours sincerely</p>
2021/2011/P	Jarice Hanlon	28/08/2021 12:59:25	OBJ	<p>I wish to strongly object to this planning application</p> <p>There are many elderly residents with various health issues living adjacent to these premises. The impact of noise from troubled young people and the likelihood of anti-social behaviour is likely to cause distress and anxiety. Prior experience of a local children's home in nearby Falkland Road has shown the impact this can have on a quiet residential street. Constant noise, arguments, littering and police presence will severely impact on residents' right to quiet enjoyment of their homes.</p> <p>Elderly residents and those with young children may become fearful of leaving their homes resulting in isolation. Obviously this will greatly impact their health. As there are only two members of part-time staff propose</p> <p>It has been noted that there will be no therapeutic facilities on site which makes me feel there would be a lack of care.</p> <p>I believe this to be a wholly unsuitable site for this kind of facility and urge you to reject this proposal.</p>

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2021/2911/P	Rossisa Koevska	27/08/2021 19:13:42	OBJ	<p>Dear councillors,</p> <p>I hope this email finds you well.</p> <p>I wanted to object on grounds of increased crime in the conservation area.</p> <p>Also, I wanted to point out how inappropriate the timetable is for objections and the astonishing lack of details in the application. The latter means it's difficult to understand who the new Home is intended for. The former shows how little the Council cares what locals think.</p> <p>Kind regards,</p>
