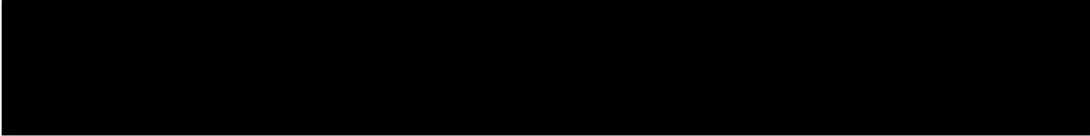


**Rafi Miah**

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**From:** Satbir Singh [REDACTED]  
**Sent:** 04 February 2022 06:54  
**To:** Planning Planning  
**Subject:** Objection to Planning Application 2021/3225/P



Dear Sir/Madam

I strongly object to the above planning application on the following grounds:

1. The planning application claims the Camden policy of 35% affordable homes being built is not viable and want to build less affordable homes so not enough affordable housing will be provided;
2. The development will be much more dense and bulky than anything else in the wider area;
3. The development will loom large in views from all directions including Hampstead Heath and Oak Village;
4. The protected view of Parliament Hill from Kentish Town will be largely blocked;
5. Camden's independent expert Design Review Panel say "*the bulk, height and massing of residential blocks is excessive and...have a **significant and unacceptable impact** on important views from Parliament Hill to the north. The amount of accommodation should be reduced or redistributed, potentially through reduction of other uses on the site;*
6. The expert Design Review Panel states that the impacts of squeezing **too much development** into a limited space is damaging to the character of the area will **ruin treasured and protected views** and result in a development with a poor quality of life.
7. The resulting towers will lead to **too many small flats** and not enough housing for families, which the Council's own housing need study concludes are needed.
8. The proposal provides **limited services for young people**, according to the developer's reports.
9. With its massive structures, the development has a very high level of embodied carbon and is expected to have **high energy use** due to lack of ambitious insulation requirements. They have **not followed good practice for environmental building design**, including for natural ventilation and cooling, and will contribute to the heat island effect.
10. There are **better ways to provide housing, jobs and facilities**, using low-rise, high-density models.

Kind regards

Satbir Singh