

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3225/P	Anke Jakob	24/02/2022 14:32:59	OBJ	<p>I have string objections regarding this proposal on following grounds"</p> <p>The majority of flats created / built will be 1- or 2-bed flats. According to Camden's own Strategic Housing Market Assessment (SHMA), what is needed in the borough are less 1-bedroom and more 3-bedroom flats. The planned towers will lead to too many small flats resulting in not enough housing for families.</p> <p>Also, the proportion of affordable properties is far too low in relation to the extend of the planned development. Camden's policies say that 35% of homes should be affordable, but the planning application claims that this is not viable! In short: the development will not provide enough affordable housing - this is not acceptable.</p> <p>An extremely high density development is proposed. Both the very large residential and business buildings will be massive and much more dense and bulky than anything else in the wider area. I believe that this will have a detrimental and unacceptable impact on the area. The proposed development and its dimensions are not appropriate in this part of London. It will be damaging to the character of the area having an adverse effects in relation to townscape and visual impact, in particular on the Western edge of the development awards Kiln Place, where very high and bulky building complexes are proposed.</p> <p>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.</p> <p>There are better ways to provide housing, jobs and facilities, using low-rise, high-density models.</p>

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