

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2687/P	Gregory Favre	08/08/2022 21:12:06	OBJ	<p>As a resident in the area and representative of a freehold company adjacent to the property, we would like to comment on this application and object, as we have several concerns regarding the proposed development:</p> <p>Density of population in the building and broader local planning considerations: the proposed plan seems to offer debatable living conditions contrary to the Camden Local Plan, with 6 studios/small units sharing a single kitchen. The area is slowly migrating towards a more family-oriented and young professional environment, and we fail to see how single-occupancy flats would encourage its residents to stay in the area in the longer term. The area is already prone to an excess use of AirBnB and other short-term rentals, which come at the detriment of local, longer term residents trying to establish a social canvas in the neighbourhood. We note that this concern was also made by Camden Council in relation to application ref. 2021/0175/P, regarding 137 Kings Cross Road (rejected in December 2021). In their Decision Notice, point 3 explicitly refers to the fact that the proposed development (converting a 3bed into two 1bed units) “would not contribute to the priorities for dwelling sizes within Camden and would also result in the loss of a larger family sized home, contrary to policy H7 (Large and small homes) of the London Borough of Camden Local Plan 2017. “.</p> <p>As a side note, we saw that in their application, the owner of 135 Kings Cross Road referenced our own development as an example that had been previously approved by Camden. We would note that our building, which is very similar to 135 Kings Cross Rd, was redeveloped in 2012 to make space for 3 flats instead of a single commercial unit, including two 2-bedroom flats and a large one-bedroom flat. The development was done to a high standard and contributed to attracting more affluent and stable residents in WC1X. We would be supportive of similar developments in the area.</p> <p>Odours: the ground floor and lower ground floor are currently occupied by a Chinese fast food restaurant, which has been a source of nuisance to us and other residents of our building. Cooking odours during the day and in the evening affect our property from both the street side (Kings Cross Road) and the courtyard, where their kitchen exhaust come out. Residents of our building can also smell cooking odours from our main hallway, which then permeate into each flats. We would like to ensure that any development of 135 Kings Cross Rd takes into consideration upgrading the insulation and ventilation of the shop at 135 Kings Cross Rd in order to limit any nuisance for their neighbours. In particular, it should be clarified how the existing kitchen exhaust chimney would be considered as part of the proposed extension of the mansard roof (we believe a higher and more powerful exhaust would be required, but will let the Council comment on this point). We would also ask that the direction of the chimney is towards the roof (eastbound), not towards the courtyard (westbound).</p> <p>Noise: the courtyard at the back of the property, which we share with other buildings in the area, is a pleasant, quiet and green space that should be preserved within an otherwise urban environment. We question how the new density of occupancy in the building would impact the noise level of that courtyard, which our own living space and a bedroom have access to - as do those of many of our neighbours. Similarly, we would want to ensure that noise insulation is considered for all party walls.</p> <p>Party wall agreement: based on the current planning application, we have not seen any mention of a party wall agreement. Any extension request would require our explicit approval, which we would be unlikely to grant for the currently proposed development.</p>