

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/4482/P	Matthews/ Williams	24/12/2022 14:51:00	INT	<p>We have commented on this application previously and feel broadly that the proposed revisions are improved. We do however have a number of points regarding the revised application some of which may be more relevant to Camden Planning generally;</p> <p>1) Traffic controls in this area are not ideal. How will construction traffic be managed with the current one-way system in place. Saffron Hill &amp; St. Cross Street are very narrow. As it stands it appears that construction traffic will be pushed up or down St. Cross Street passing by St.Cross Street/ Hatton Garden intersection throughout the construction period. It will be noisy and dangerous to pedestrians &amp; cyclists. There are no red lines at this intersection. This seems unworkable given the typically congested traffic along Hatton Garden and the narrow streets. How will this be safely managed?</p> <p>2) In assessing various environmental aspects of the planning application why were non-adjacent properties not fully considered for impact? We live on a level with the roof of this property with bedroom windows and an exterior terrace that would be affected by noise (building and in-use noise). Other developments in the area eg. The Johnson Building which is much closer, also did not take our building location under assessment.</p> <p>3) Why have Camden Council not insisted on a green roof for all flat roof areas in this (and other) developments. The adjacent building at 22-24 Kirby Street has green roofing to the rear that attract small song birds all year round. This should be encouraged - as it once was by Camden Council.</p> <p>4) We are creatives living the area and we encourage genuine craft studios. We are also aware of the Hatton Garden BID area group touting the wonderful environment of craft studios in the area. I can only say that they are somewhat naive. There are genuine craft studios &amp; workshops and there are also seriously polluting workshops and an ever-present associated element of transient, low-level &amp; higher-level criminality. How does Camden propose to control these issues as they have not sufficiently done so (at a planning or enforcement level) around existing workshops &amp; studios.</p> <p>As stated in our previous comments, from a sustainability perspective we applaud the reuse of the existing building structure and we would also encourage the reuse/ recycling of materials that will not be retained. We would also encourage the implementation of as many measures as possible to attract and nurture song birds and non-invasive insects such as bees.</p>