

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/5281/P	Helene Reardon-bond	03/01/2023 15:16:55	COMNOT	I am fully in favour of improved affordable homes and the reduction of overcrowding for our neighbours who live on the West Kentish Town Estate. However, a more consistent approach would be much more beneficial to the local area. This would help to retain local families who use local schools and are part of the local community. Currently Camden's planning policy restricts applications in the local area for roof and home extensions. It should be noted that this includes those houses which will be facing the development. This is important considering the proposed vast scale and size of the proposed WKTE development which will have a wide impact. If the WKTE development planning is allowed then Camden should consider exercising more discretion to planning applications to home and road extensions locally. In addition to this when will designers, developers and Camden be able to publish the assessments for Light and Traffic.
2022/5281/P	Jane Hindle	02/01/2023 19:50:50	OBJ	<p>Hello,</p> <p>We write to raise concern about the proposed West Kentish Town development.</p> <p>While not resident in the exact area of the proposed development, we use West Kentish Town a great deal: to access the overground station, to drop off and collect our dog from a dog carer on Grafton Road, to shop on Queens Crescent, and to walk to Gospel Oak and Hampstead Heath.</p> <p>The plan to create over 850 dwellings in what is likely to be a series of huge and tall buildings seems at odds with the current economic crisis, especially since so few of them are intended as genuine social housing, or for families of moderate means, which is where the real needs are. Moreover, the number of trees and feeling of space that the area currently enjoys are likely to disappear completely, leading to a lower sense of well-being and safety.</p> <p>We are also deeply concerned about Camden's wish, in relation to the application's Environmental Impact Assessment, to exclude certain aspects, such as light pollution and traffic. This is a frighteningly backward step in terms of the borough's usually progressive approach to the environment, and to how people's health and well-being are affected by it. We urge you to allow all aspects you are seeking to exclude to be considered in the Assessment so that decisions can be made fairly and transparently.</p> <p>Thank you.</p>
2022/5281/P	Anup Patel	03/01/2023 16:14:41	OBJ	<p>Not enough genuinely affordable homes at social rents.</p> <p>Camden proposes to build 263 replacement homes for existing tenants. The 53 leaseholders, many of whom live on the estate, will be forced to give up their homes. Of the 622- 635 new homes, only 2% are for social rent. A paltry 13% will be for Intermediate Rent, where rent is set at 80% of the market rent. This will not provide the homes that local people and key workers need.</p> <p>50% of the new homes should be affordable. Of these 60% should be for social rent, ie. 190 of the new flats, not 11 or 12 as proposed.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/5281/P	Inkerman Area Residents Association	02/01/2023 20:22:07	COMMNT	<p>The Inkerman Area is a close neighbour of the West Kentish Town Estate, and some of our members will be directly affected. There are serious concerns about the proposed intensification of the estate, which will treble the number of housing units in an already relatively heavily populated area.</p> <p>This will have an impact on the Inkerman area in a number of ways.</p> <p>There will be a significant pressure on local roads and services from the proposed trebling of the number of homes on the site.</p> <p>The proposed high rise buildings – up to 14 storeys in height -will loom over our 2-3 storey terraces and will be visible over a wide area. This will have a significant impact on the Inkerman Conservation Area.</p> <p>Residents are really concerned about the loss of green space along Grafton Road, which is currently one of the few green open spaces locally, and will create a canyon effect. This is a very well used walking route for our residents going to Queens Crescent, Hampstead Heath and local services.</p> <p>The real housing demand in the area is for low cost family housing, preferably social housing. The scheme as it stands offers no significant gain for this but instead increases the number of some notionally “affordable” (not specifically social) homes and, most significantly, homes at market prices. This is not in line with Camden’s own priorities.</p> <p>Despite Thames Water’s assurances that they are happy with the scheme, local people are particularly concerned about the potential impact of the development on already inadequate drainage systems. With increasingly extreme weather, there is a possibility of flash flooding. This is always a worry for ground level housing, but there could be real problems for the proposed basement developments.</p> <p>Given the recent restrictions on road traffic in the area (specifically Grafton Road and Queens Crescent) the scale and duration of this development during the construction phase is likely to impact heavily on some streets within the Inkerman Area. A reduction in scale could reduce this impact.</p> <p>Given the above, we are particularly concerned about the exclusion from the required Environmental Impact Assessment of the following issues, and wish to see these included. They are:</p> <ul style="list-style-type: none"> <li>– Geo-Environmental;</li> <li>– Water Resources, Drainage and Flood Risk;</li> <li>– Light Pollution<sup>4</sup>;</li> <li>– Project Vulnerability<sup>5</sup>;</li> <li>– Transport and Access; and</li> <li>– Waste and Materials.</li> </ul>

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/5281/P	Anon	03/01/2023 10:52:32	OBJ	<p>I live in a council property, surrounded on 3 sides of the West Kentish Town Estate. The property is poorly maintained, and has many problems including black mould. I actively support improvement of council homes, but the plans so far presented cause more problems than they solve. I have lived and brought up my children in this area for a decade. I don't know much about what this EIA is, but I do know that 'scoping out' so many v important things is wrong, and seems corrupt. The planning department must do a full assessment as this development is huge, with now over 582 new homes planned for an area that just cant 'take' on any more people. None of us can get a doctor's appointment and yet our local schools are closing due to families moving out due to gentrification. We are experiencing flooding, and know the climate crisis is raging. The area has experienced gun crime.</p> <p>"...potential noise and vibration effects during the operational phase will not be considered further."</p> <p>I have an autistic child who will find 2 decades of noise and vibration very difficult to live with, it must be scoped back in and assessed. As we don't live on the estate, we have not been offered 600 points to move out, so we are stuck with it.</p> <p>"...an assessment on operational road traffic noise has been scoped out of the EIA." Another of my children has asthma, as do a lot of the children that live here, the increase in traffic as well as the pollution from demolition means this must be scoped back in. Also the loss of mature trees and green space help clean the air for this child. A lot is proposed to be removed.</p> <p>"The following potential socio-economic effects are not likely to be significant and as such are scoped out"</p> <p>The area is of high deprivation and we have a lot of gun and knife crime. To scope this out is completely wrong.</p> <p>I also had friends who were moved out of Bacton Low Rise estate that have never moved back (although promised new home) and I know they are v unhappy. The social consequence of demolition must be assessed.</p> <p>"It is considered that significant effects relating to water resources, flood risk and drainage are unlikely and as such this topic is 'scoped out' of the EIA."</p> <p>This is madness not to include. We have been flooded about 4 times in the last 2 years due to climate change. The plan builds on lots of the green space to will likely be more problems with flooding. The drains regularly get full and overflow as it is.</p>