

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/5281/P	Mikhail Grechishkin	14/01/2023 22:07:47	OBJ	<p>Although providing more and better quality housing in the area is important, I hope that you can reconsider some of the verticality of the scheme, and possibly stop pretending this is all about improving housing for the social tenants of the estate.</p> <p>By overshadowing Kentish Town, the low built quality of the area will be forever lost. Considering most of the area is no more than three storeys, I find the proposals for 9 storey blocks grotesque and wholly inappropriate. Suggest reducing the number of storeys you are proposing for all the blocks by about 30%.</p> <p>Many of the sites targeted here border on conservation areas, and this verticality will surely impact on the all these historic areas in a negative way. No light assessment has been published, and the residents of the area will of course be pursuing that and ensuring that our rights are fully protected when it comes to light, as well as the impact of these schemes on conservation areas.</p> <p>In addition, the scheme is claiming green space that gives the estate a pleasant feeling of openness and is used by residents and the public. These open green areas and mature trees that define them must be protected.</p> <p>Probably reducing the number of units would allow you to reduce this verticality, preserve green space, while also provide better housing for the existing and future social housing occupants (and still increase that volume by a large factor).</p> <p>The problem is that you need to also sell a lot (9 stories in-fact) of units on the private market, and that price is passed onto all the existing residents in the reduction of the quality of the neighbourhood.</p>

2022/5281/P	Charlie Forman	15/01/2023 23:49:02	OBJNOT	<p>The scheme is too dense, 100 units more than the council's own draft site allocation plan. To achieve this density, the massing of the buildings is out of scale with the surroundings. It means there is not enough natural daylight within the scheme, while also overshadowing the surroundings. Adding 600 homes with no through route for vehicles either north-south or east-west will congest the roads feeding into the estate. The new homes do not seem designed for families with children. This doesn't address the current shortage which is exacerbated by the restrictions on extending homes in the surrounding conservation area. Overall there is a danger that overdevelopment will create a poor environment which will be difficult to alter throughout the lifetime of the scheme.</p>
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2022/5281/P	Jack & Caroline Buckley	15/01/2023 09:55:43	OBJ	<p>Despite being generally 'pro-development', the proposed West Kentish Town Estate massing recently shared in the November 2022 consultation seems to make no attempt to respect or adhere to its neighbouring streets' townscape or scale. We think this is a gross over-development of the site. This over-development is further supported via Camden's own Site Allocation metrics by nearly 100 surplus homes (582 vs 484 in the allocation) while increasing the current estate's occupancy by 2.8x!</p> <p>Specific areas of massing concern are The Carlton Tavern (Grafton & Warden Road) - which seems to be towered by the proposed scale and Coity/ Allcroft Road, where the existing gentle scale is reflected in neither height nor typology of the proposed building.</p> <p>The implications of this gross scale are numerous on the existing estate and wider community, and we have deep fears about:</p> <ul style="list-style-type: none"> ' Construction Phasing/ Programme ' Noise, Vibration and Dust ' Rights to Light & Daylight Sunlight, and; ' the impact on the conservation area(s) in which it sits <p>The last point is further relevant through the challenges several residents (and immediate neighbours of the WKT Estate) have had in proposing their own modest loft extensions due to sitting in these conservation areas. If the plans proceed to alter the local area as heavily as proposed over the next decade, then it is perhaps worth considering what these directives are attempting to conserve.</p> <p>If this scale of gross over-development and lack of varied massing character (aligning to the 2/3 storeys on the edge of the Estate) is necessary to support the viability and business plan of the estate's demolition and re-building, then it is no doubt more suitable to revisit the retrofit option given the need to respect the climate crisis and existing community.</p>
2022/5281/P	Tom Hinton	14/01/2023 23:35:36	COMMNT	<p>This represents a profound change to the area and a huge amount of disruption for the next ten years. It is also questionable as to whether such a huge scheme actually achieves the goals in relation to quality and environmental impact. I live on Coity Road and we will have a 5 floor building right opposite us which is significantly different to what there is at the moment. It would be good if there was a more consistent approach to planning so that local families are able to stay in their houses. We have seen school closures in Camden Dow to families moving out. There are restrictions on us being able to alter and extend our homes, yet the WKT estate proceeds with a material impact on our quality of lives. It does not seem to be very equitable.</p> <p>Camden also shows a general disregard for the area, there is litter and dog excrement in the streets and bicycles rusting on railings without wheels. If Camden really was concerned about the area there could be minor investment at the moment resulting in material improvement to the environment.</p>

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2022/5281/P	Katie Oliver	15/01/2023 14:48:00	COMMNT	I am fully in favour of improved affordable homes and the reduction of overcrowding on the Kentish Town West Estate. However, a more consistent approach would be more beneficial to the whole neighbourhood. This would help retain local families who use local schools and benefit the whole community. Currently, Camden's planning policy restricts applications in the local area for roof and home extensions, including those houses facing the development, on which the development will have a wide impact. If the WKTE development goes ahead, Camden should exercise more discretion to planning applications for home and roof extensions.
2022/5281/P	Jonathan Livingstone	16/01/2023 20:34:00	OBJ	<ol style="list-style-type: none"> 1. I'm concerned that the increase in the proposed number of homes from 316 to 898 - an extra 582 is above Camden's own draft Site Allocations Plan, which states the estate has capacity for 484 additional new homes. 2. Has it been conclusively shown that this is the most environmentally sound way of ensuring that the housing stock is upgraded in a net zero fashion. Waste and materials must be scoped in. Total demolition and rebuilding results in the most detrimental effects relating to materials, waste and carbon emissions. Refurbishment as a primary mitigation measure was not adequately argued or assessed by LBC or presented to residents as a valid choice. No consideration has been given to the impact on surrounding streets for site traffic during construction or waste collection in operation. 3. Water resources, drainage and flood risk must be scoped in. EA's Water Stressed Areas report (2021) notes the site suffers from serious water stress, i.e., the availability of mains drinking water supply is limited. The development will also increase the load on the existing foul sewage network. A thorough consultation with Thames Water on capacity and constraints on foul and surface water is fundamental.

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2022/5281/P	Peter Bond	14/01/2023 18:02:26	COMNOT	<p>I have lived in this area most of my life and I am extremely in favour of improved and more affordable homes and the reduction of overcrowding for our neighbours who live on the West Kentish Town Estate and, in fact for all residents in Camden.</p> <p>I think that the analysis of Retro Fitting these properties needs much greater consideration and examination as this is now seen as the way to go by many councils such as nearby Islington. This is better for climate change, reduction in traffic, heavy lorries and pollution especially taking into account that currently the council is proposing this redevelopment take over a decade in the demolition and rebuilding of this estate. It is of grave concern to the planet that the waste from demolishing completely the existing buildings, does the old waste and concrete just get dumped in landfill (probably), let alone the tons of new concrete and other harmful materials needed to build vast new estates.</p> <p>There are many examples nationwide where existing buildings have been upgraded, Camden could use this as an opportunity to transform these existing buildings into modern, well insulated, well ventilated actual houses fit for families, both large and small, with gardens front and back instead of building new, characterless, unfriendly, expensive small flats that resemble hotels rather than homes, that will help enhance communities with doors on the outside for individual homes rather than 'cold' front doors accessed via indoor corridors where neighbours rarely see each other making it difficult to build vibrant communities, which Camden have a record of doing over many years now. The development proposals are mainly for 1 or 2 bedrooms apartments only which do not accommodate growing families and means residents leave the area quickly.</p> <p>Furthermore, I am concerned about the gentrification of Camden which these developments lead to, driving our local families away and leading to the closure of numerous local schools. What mitigation plans does Camden have to ensure this does not occur in this area?</p> <p>Additionally, Camden has an inconsistent approach to home roof extensions in the West Kentish Town area and across Camden. This needs a major review as it would be much better for the local area. Camden needs to keep local families living here who use local schools and are part of the local community. Camden's planning policies are far too restrictive and do not allow roof home extensions which so many of us are keen to have. This include homes facing directly onto the new proposed developed where high rise tower blocks and high apartment development are proposed.</p> <p>Camden must in my opinion, be more flexible and allow for other local families to extend their homes to live and stay in Camden ensuring we have a mixed community and enough children using our local schools. Camden should apply and exercise more discretion (which is within their remit) on home and roof extensions policies to the wider the West Kentish Town area. Can this be taken into account as we live in one strategic planning area? An integrated approach to planning and the wider community of residential homes is essential.</p> <p>Additionally, Camden must also publish the assessment for how the West Kentish Town Development will cope with light pollution, increased traffic and deliveries and the impact on drainage and sanitation so that local people and residents have the full facts.</p> <p>I also understand that Camden are considering to rename the road I have lived in since 1980s from Coity Rd to something else, this is completely unnecessary and will cause practical problems for the nine houses,</p>

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2022/5281/P	Helen Connor	13/01/2023 19:43:05	COMMNT	<p>probably 12 residencies and 30+ people, having each to change numerous licences, apps, bank accounts etc, etc, etc, let alone the fact that I like the name Coity plus it is linked to the local connection it has to the many 'Welsh' names of many local streets, including the name of the local park, 'Talacre'. It seems this decision has been proposed without any consultation, especially with the residents of Coity Rd like myself, probably a decision made by Councillors who don't live here and officers who don't even live in Camden.</p> <hr/> <p>I am the Head Teacher of Rhyl Community Primary School which is the closet school to West Kentish Town Estate and where a significant number of our families, pupils and many of our staff live in the local area also. As a community school we are pleased to see that Camden is keen and has plans to improve local housing and accommodation provision and in particular, address overcrowding which many residents face. A key factor for all schools in Camden is that it has the lowest birth rate of any other authority in the country and as a central London Local Authority there is a shortage of affordable housing, which has had an impacted on the need for school closures and reductions in some school sizes. The London Councils report recently published focused on the low birth rate in London and the reasons why so many families have left (Covid, Brexit etc).</p> <p>In our area, Camden has invested substantial resources in the merger of Carlton and Rhyl, following the closure of Carlton to falling pupil numbers. As a school we have worked closely and productively with Camden officers - and we have all invested a huge amount of effort and support to make this merger successful.</p> <p>With the support of Camden, Rhyl Community School can now offer space and services to the local community. This is a key element of Camden Council's vision for the area. As part of the planning process for West Kentish Town Estate, it is therefore vital that the area is seen as a whole and an integrated approach is applied, which ensures that our provision and services are joined up and promoted, alongside other providers in the area, such as Queens Crescent Community Centre. This redevelopment should not be seen in isolation to the whole area and its needs.</p> <p>A key concern which needs to be addressed is what happens to families during the demolition and rebuilding of West Kentish Town Estate and how will this be managed. For the return on the significant investment that Camden has made with the merger of Rhyl Community School following the closure of Carlton School, we are very keen that families stay in the area and are not relocated, given the experiences the area has with falling school rolls and local school closures. A phased approach is vital so that more families are not lost and the highest number of affordable housing is part of the scheme. Can the planning take this into account and make a clear commitment to this and ensuring that it supports all families to stay in the area?</p> <p>Lastly, the School would like to know more about how the plans will ensure additional green and open spaces to support the increase in population, as many of the intended buildings are high rise and there is a significant increase in the local population from 360 to nearly 900 new homes? This is of interest as many of our pupils suffer from Asthma and respiratory conditions due to high pollution levels in central London</p>

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2022/5281/P	Kate Hardie	14/01/2023 06:50:32	OBJ	<p>This is a badly thought out and unsustainable application. It needs re thinking and proper inclusion of the thoughts and needs of residents. I am very in favour of improved affordable high quality homes and the reduction of overcrowding for our neighbours who live on the West Kentish Town Estate and all residents in Camden. But this is not the case with these plans. They will cause overcrowding due to trying to build more homes than advised by planners. They block out light. Reduce green spaces and the green spaces that are planned are often in shade. There will be 16 years of building work which is nearly an entire childhood which will have a huge impact.</p> <p>I think that analysis of Retro Fitting these properties needs much greater consideration and analysis as this is now seen as the way to go by many councils including nearby Islington. This is better for climate change, reduction in traffic, heavy lorries and pollution especially taking into account that currently the council is proposing this redevelopment will take over a decade in the demolition and rebuilding of this estate.</p> <p>Furthermore, I am concerned about the gentrification of Camden which these developments lead to, currently 85% of the homes due to be for sale are not affordable this is a terrible choice which leads to driving out our local families and creating the closure of local schools which has happened in this area to two schools. What mitigation plans does Camden have to ensure this does not occur again?</p> <p>This is a diverse and rich community that deserves proper care, more green spaces not less, homes that are built in a way that is in line with this planets current demands regarding sustainable building, consideration on overcrowding and sight lines and not to be gentrified out of existence. There is no need to build up and block out light and sky.</p> <p>And to build unaffordable housing in this area is a horrendous choice when you could be supporting this community and making it possible for generations to stay. These plans were drawn up during lock down when it was not possible to properly consult and include residents. This has to be rethought and re addressed. Yes the area needs attention and the properties need updating but please do this with an eye on residents and community sustainability and mental health and not simply developers profit.</p>
2022/5281/P	Michelle cullum	14/01/2023 11:21:08	COMMNT	<p>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 consider 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 rood extensions locally. In addition to this when will designers, developers and Camden be able to publish the assessments for Light and Traffic.</p>

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2022/5281/P	Hannah Bond	13/01/2023 14:48:57	OBJ	<p>Kentish Town West is home to hundreds of families. I am deeply concerned about Camden Council's willingness to uproot families in order to develop private sector housing and social housing that families may not be able to move back to for decades. Local estates have been demolished and not rebuilt, this could happen to KTWE. Furthermore, the plans will destroy this local area and the communities built up within and around it. Upgrading of social housing homes is, of course, essential, and I am in support of this, not least for friends I have living in KTWE. The plans, however, are unsightly. Camden Council would not be developing estates like this in other parts of the Borough that are more affluent. The large tower blocks will be an eyesore. There is currently only one tower block on the estate, but the plans demonstrate an intention to significantly extend these. The loss of trees and green spaces is tragic. In addition, importantly, Camden Council has two planning policies in one area. The south side of Coity Road, and east side of Allcroft Road, and west Grafton Roads will be multiple stories higher than the north, west and east sides respectively, yet under Camden's policies the north, west and east sides of those streets are unable to extend their houses upwards, or sideways, meaning further destruction to our communities as families continue to have to move for additional space. If Camden Council intends to extend one side of a street their planning guidance and policies should allow the other side to do the same. Along side the plans for KTWE, Camden Council should be reviewing its planning policy to ensure it allows homes to be extended, as KTW is extended.</p>
