

Our responses to your feedback

Raglan Street Estate

Theme	Feedback & Questions	Our response
 Height & Massing	Neighbours are concerned about overlooking and privacy	The proposals have been designed to minimise overlooking and ensure privacy for all residents. Some of the ways this is done include stepping the second and third floors back from neighbours, creating privacy through new planting, trees and a cycle store, and keeping fencing along the back of the site.
	The height could have a negative impact on daylight and sunlight, we would like to see more information on this at different times of year	As per standards set by the industry, March 21 is the accepted date to demonstrate daylight and sunlight. The draft, indicative shadow study shown at February’s event has been shared again today, but no further equinoxes will be shown. The proposals have considered the neighbouring properties in the design, designing height and massing to allow daylight and sunlight levels to remain within acceptable limits, as required by planning. Residents will be able to comment on the full report as part of the statutory consultation process run by the Local Planning Authority.
	What are the exact measurements of the height and distances between the proposals and neighbouring buildings?	The distance between the new proposed building and existing homes opposite, is in the main exceeding the guideline of 18m. Where there is a 13m distance from the proposal to two windows in 51 Raglan Street, there is precedent from other planning applications to allow this distance in the local area.
	How far away are the homes from neighbours on Holmes Road and Raglan Street?	The proposed homes are 22m away from the closest neighbouring windows on properties on Holmes Road. This increases to 29m on the upper floors. Two windows at the ground floor on one property on Raglan Street is 13m away from the new homes. Privacy and overlooking are mitigated by the proposed designs for the boundary wall, cycle storage and new planting proposed.
	How tall is the proposed building?	At four storeys tall, it would measure approximately 14m.
	The building is too tall for the area	The building is 4 storeys and is of a similar height to the neighbouring property on Raglan Street. It would be in an area with buildings of between two to thirteen storeys, with Monmouth House opposite it at 13 storeys tall.

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 Tenure of homes	What mix of tenures will be included in the new building?	We are proposing a mix of 18 affordable homes for social and intermediate rent. Seven homes would be for social rent, aimed at people on the housing waiting list, and 11 homes would be for intermediate rent, aimed at key workers living or working in Camden.
	Who will be living in these homes?	A local lettings plan would give priority to eligible residents on Raglan Street Estate to move into the seven homes for social rent. Any remaining homes would be given to people on the housing waiting list. For more information visit www.camden.gov.uk/apply-council-housing. Residents moving into the intermediate rent homes would be key workers living or working in Camden. For more information visit www.camden.gov.uk/affordable-housing.
	We support new affordable homes being built in this area	If the proposals are built, this project could deliver 18 new genuinely affordable homes for Camden residents.
 Materials & architecture	Balconies should be placed so they don't disturb residents on Holmes Road and Raglan Street	To address concerns about overlooking, there are no balconies on the north side of the building facing residents of Holmes Road and Raglan Street.
	We are concerned that the proposed walkway at the back of the building will be noisy. Can you add screening to it?	Following resident feedback and review with the design team, we are proposing a solid balustrade to offer more privacy and some noise reduction. Taller screening is not considered appropriate as it would have a negative impact on light and air circulation in the new homes. While the walkway gives access to the new homes, it is not a space for gathering. The noise expected from access for five new homes would not be considered excessive given the urban context.

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 Landscape & improvements	Landscaping changes might attract more anti-social behaviour	We have considered this resident feedback in the design, and it has informed where play spaces and landscaping improvements should go on the estate. We have also consulted with neighbourhood housing officers and other colleagues who manage estates, as well as taking advice from the expert design team and a Secure by Design officer, who provides advice on how to make spaces safer. The designs provide boundaries around the proposed play spaces and landscaping as a way to balance feedback from residents, colleagues, and design experts on this issue.
	Play areas and landscaping should be located away from the street so it is not as enticing for passers-by to use	Following resident feedback at early consultations, we are proposing to move the play areas and improve landscaping at the back of the estate. This should improve residents’ view of the new play areas, making it feel safer and creating a sense of privacy.
 Safety & Security	We would like the whole estate to be more secure. While improvements like lighting are supported, we also want the estate enclosed with fencing and gates to stop anti-social behaviour.	We understand concerns around anti-social behaviour. While we are not proposing to fully enclose the perimeter of the estate, we are proposing additional boundaries around the new landscaping, play areas and gardens at the rear of the estate. The proposals would remove existing areas prone to ASB, and aim to make the estate safe through features such as lighting, better sight lines, and new boundaries. Proposals have been reviewed by an officer from the Police’s Secured by Design group. The proposed boundaries around landscaping and play spaces aim to find a balance between resident feedback, work from design experts, and advice from council colleagues on this issue.

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 Estate facilities	The bins are currently in a space that encourages fly tipping	We are proposing to relocate the bins to be securely stored between the proposed homes and Monmouth House, further back from the entrance of the estate.
	Storage next to bins for Monmouth House is currently not secure and the dark corridor next to it attracts anti-social behaviour	We are proposing to move the storage sheds next to Monmouth House to the wall next to the Old Dairy Mews. This would remove the dark spaces the storage created next to Monmouth House and make the area feel safer for residents.
	How will waste be managed with the new homes on the estate?	New bins would be provided as part of the secure bin store in between the proposed homes and Monmouth House.
	The entrance and stairwell to Monmouth House is currently not secure	We explored ideas for improving the stairwell at the start of the design process. Unfortunately, due to the multiple entrances to the building, we were not able to find a solution to this issue within our current designs, but the team continues to raise residents' concerns with neighbourhood housing officers. Residents are encouraged to report any anti-social behaviour to the Community Safety Team. Find out more at www.camden.gov.uk/reporting-antisocial-behaviour .

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 Parking & sheds	What will happen to garage users if planning is granted?	If the proposals go ahead, we would work with current garage and car park users next to Monmouth House to understand their needs find alternative parking. This could include: • On-street parking permits • Parking near Alpha Court, if space is available • A garage elsewhere in the area, if space is available We aim to prioritise blue badge users for any replacement parking if space is limited. If you use your garage for storage, you may be able to move some items to a shed, if available. We will work with users to understand their storage needs.
	What will happen to people who use the car park?	We are speaking to all current car park users individually. If the proposals go ahead, we would work with users to find alternative parking either on the estate or on-street in the local area.
	Will any sheds be impacted by the proposals?	Our final proposals include moving the sheds currently next to Monmouth House to the wall next to the Old Dairy Mews. If planning permission is granted, all shed users would receive a like-for-like replacement, and we would work with them to move their belongings.
 Environment	The proposals should be environmentally friendly	The proposed building has been designed to be energy efficient, using design principles to make sure that heating and cooling are possible without use of too much energy, aiming to reduce bills for residents. The proposals also aim to be sustainable by re-using materials from around the estate in construction or landscaping, choosing materials with lower embodied carbon, and selecting plants that require little water and suit the local area.

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 Consultation	The council seems to have already decided what it wants to build on the estate	A planning application is yet to be submitted for these proposals. After this final round of consultation, the team will address comments where possible, and prepare a planning application for submission to the Local Planning Authority. Residents and key stakeholders will have further opportunities to comment on the proposals through a statutory consultation.
	What impact does consultation have on the proposals?	The council has been engaging with residents on these design proposals since early 2024. Wherever possible, the council seeks to address resident feedback in proposed designs, but sometimes it is not possible to take all feedback on board in the final proposals due to technical, practical, or policy constraints. We appreciate the time and effort that residents have put into this process.
 Construction	How will the impact of construction be mitigated for neighbours close to the homes?	The council will work closely with residents to identify the needs of anyone negatively impacted by construction and mitigate them where possible. A draft Construction Management Plan is being prepared to support the planning application. This includes instructions for potential contractors to manage dust, noise, or vibrations, limit working hours, or provide respite space during particularly disruptive periods. More detailed information would form part of the final construction management plan, which residents would be consulted on if planning permission is received.