

To

Jane Custance, Director of Planning and Development
Emily Thorne, Planner at London Borough of Newham

Sent by email to:

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emily.thorne@newham.gov.uk

Date sent: 25/08/2022

Objection to planning application number: 22/01752/FUL

Application: Car Park, Queen's Market, London, Newham

We would like to make an objection to the above planning application on the grounds listed below. We want Newham's planning department to reject the proposal. We want this objection to be uploaded on the online portal alongside the application. We would like to make representation on the day of the application hearing.

We object to the proposals on the following grounds:

1. Removal of car park amenity

The proposal seeks to remove a car park amenity that is crucial to the shoppers that come to Queen's Market and to Green Street to shop. This car park is needed as an overflow space from the main car park and this has not been considered in the proposal.

2. Negative effects on Queen's Market and retail strategy

The proposal does not take into account the need of the shoppers visiting the local area who need to bulk buy in their cars for their families. This is part of the shopping pattern of the area and goes against the retail strategy for the area.

3. No local need for office spaces

There is plenty of office space locally and in Newham. Stratford, a central business district is just 15 minutes bus ride away. The proposed offices are not needed in this area and can be absorbed into the high street Green Street where many offices already exist. We do not think offices next to family homes is appropriate.

4. Inadequate consultation

Newham Council's planning department and Architecture00 have failed to consult local people properly throughout this process. Initial consultations took place through Newham Co-create website despite Newham Council officers knowing that most people in Newham and the local area cannot and do not log in nor comment online. Local people say that the consultation process has been extremely complicated and their real views have been ignored. Local people only had around 20 days since the application was submitted to comment, and many local stakeholders were not notified.

5. Overlooking family homes and loss of privacy

The heights of the building means that the proposed new tenants can overlook local homes and local people will lose their privacy especially on the neighbouring properties at Queens Square, 1, 8 to 14 Crown Mews, 1 to 120 Hamara Ghar, 1 to 6 & 7 to 12 Lilac Court, 2, 4, 6, 7, 8, 9 & 11 Waghorn Road and 41, 43, 45 & 47 Rochester Avenue.

6. Loss of daylight and sunlight

We are very concerned about the loss of daylight coming through the windows of the neighbouring properties at Queens Square, 1, 8 to 14 Crown Mews, 1 to 120 Hamara Ghar, 1 to 6 & 7 to 12 Lilac Court, 2, 4, 6, 7, 8, 9 & 11 Waghorn Road and 41, 43, 45 & 47 Rochester Avenue.

7. Poor design

We do not think that the quality of materials used is longterm and shows the disregard and waste of money from the Good Growth fund that is needed to improve Queen's Market. The design is ill-informed and does not understand how successful places work. It will create a 'lock up' shop environment with little permeability or flow of people and instead create a defensive wall of buildings.

8. Does not meet Green credentials nor meets environmental performance

The application admits that there is a great risk of overheating and thus a fire risk. The Design & Access statement (page 33) states: "Overheating has been identified as a key risk, due to the exposed position and limited structural capability of the existing podium, as such solar gains through the fabric and glazing will have to be minimised, and high thermal mass internal linings will be necessary". This goes against Newham's declaration of a Climate Emergency and instead adds to global warming.

The Design & Access statement (page 35) states: "Buildings that overheat cause significant discomfort and stress to the occupants and can ultimately lead to litigation and costly mitigation measures for the owners/developers"

9. Structural concerns

We do not think that the existing podium structure can hold the extra weight of buildings and offices and ruins the integrity of the 1960s mock-brutalist style of Queen's Market and it's adjoining car park areas.

10. Building noise and disturbance

If this planning application goes ahead the noise and disruption would mean that Queen's Market will be impacted detrimentally. Street markets are fragile ecosystems and Architecture00 have failed to show any understanding of why and how Queen's Market works.

We do not think the proposed development is fit for purpose.

Yours sincerely,

On behalf of Friends of Queen's Market
Email: friendsofqueensmarket@yahoo.co.uk