

Dear Sir/ Madam

We have reviewed the revised planning application for HNCC and, as Pentad Housing Society and residents of 22 – 32 Winscombe Street, we have the following comments.

As highlighted previously, we are extremely concerned that Camden Council, as a client and planning authority, have allowed the construction of a building which is so different from the consented scheme, on such a sensitive site, in a Conservation Area and next to a Grade 2 listed building – particularly in respect of such fundamental aspects as bulk, massing and visual impact. As we have repeatedly stated, since the plant first appeared on the roof of Block B, the solution should be to remove all rooftop plant to ensure the built proposals align as closely as possible with the consented scheme. In addition, we are disappointed that the proposals shown in this application do not make any attempt to reduce the height or bulk of the unconsented plant and ductwork on the roof of Block B. The proposals primarily propose to relocate only one piece of plant (currently in the south-east corner of the building) further west and wrap a portion of the plant in a plant screen. This does not reduce the height of the plant clearly visible in silhouette against the sky when viewed behind the listed terrace at the end of Winscombe Street. In fact, the proposals increase the bulk of the plant proposed (see overlay elevations below). This point was made by Jane Steedman of Bramshill Gardens in her objection to the proposals.

Elevation below showing the new areas of plant screen proposed in **green** – and the areas of existing plant to be relocated behind the plant screen in **red**:



While we understand Jane Steedman's concerns about the negative impact the plant screen will have on the building's height compared to the consented scheme, on balance we believe that the plant screen will simplify and tidy the silhouette of the building despite the extra bulk it adds. Overall, although clearly far worse than the permitted proposals, we consider the screen to be an improvement over what is currently built and gives it a marginally less industrial roofline.

The proposed plant screen, however, only conceals a portion of the footprint of the plant overall and still leaves a considerable amount of lower-level ductwork clearly visible above the parapet. This looks completely out of character with the Conservation Area (see the grey outline of the ductwork beyond the line of the screen on the elevation above, and in the images below). We do not consider this an acceptable compromise and believe that the exposed ductwork has a significantly negative impact on the surrounding context and make the overall development look cheap and unfinished. This could be somewhat mitigated with the introduction of screening around this ductwork. It would not raise the overall height of the screening against the sky and would tidy up the general view. See the images below – the first taken from the Design and Access Statement and the second marked up to show how the additional areas of plant could bescreened. :



10 Jan 2024



We also wish to highlight that we attended a meeting with Farrans and LBC on 13th September, where we were assured we would be shown samples of the proposed screening material. Despite chasing this repeatedly this has not happened. The screen colour looks quite dark and is likely to stand out more prominently against lighter skies and we think a lighter grey colour would be more appropriate. Alongside the revisions we suggest above, and every effort to reduce the plant height and impact, we also request sample panels of the proposed screen material and colour to be shown to neighbours for comment, and approved by Camden planners, prior to any installation, to ensure it is an appropriate colour and quality.

For and on behalf of Pentad Housing Society and residents of 22 – 24 Winscombe Street.

Declan McCafferty

28 Winscombe Street