

---

**From:** Nigel Carpenter  
**Sent:** 16 January 2025 14:53  
**To:** Planning  
**Subject:** 2024/5408/P 125, Shaftsbury Avenue

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Attention of David Fowler, Planning Officer

Dear David

– reference above

Flat 8, 1A Phoenix Street, London, WC2H 8BU

I would like to make the following comments please:

1. Are any residents of our block ending up with a worse view or more intrusive outlook the other way ?  
It was difficult to see an elevation / schematic of the development from our particular perspective – before/ existing and intended – in any of the planning docs
2. I am concerned that the developer has gone for some tick box “Affordable workspaces” around our “corner” in order no doubt to comply with a council policy  
Why shouldn’t “our corner” get some “premium space” as well ? The concern would be if run down , semi industrial workshops were to occupy the space. Perhaps with noisy trades eg bandwidth saws , tumbling out onto the street .  
Why cant it be interesting independent shops ; independent coffee outlets etc . Maybe some digital incubation space etc ?  
Why does our corner end up with the sacrificial “poor end” as opposed to the “intelligent ; stimulating area ?  
Many parts of this development are not facing residents – why not put stuff like this elsewhere ?  
Perhaps very tight noise restrictions and some policies to encourage start ups, independents etc ?

We have suffered a lot of vandalism, break ins, graffiti, drug crime and rough sleeping around the open space opposite our development and within the control of this development  
It would be nice for this development to play a role in bringing it to an end

3. From what I could see the landscaping in our area was a real lost opportunity with very little consideration . The last part of the scheme to be considered . Too many large hard surfaces, single trees and benches as opposed to a proper , well screened, contemporary park space with interesting materials, lots of greenery and well thought out measures so that the crime, drug use etc are all banished for good

I look forward to hearing from you in due course

Kind regards

