

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0407/P	Darren Brade	09/03/2025 18:14:22	OBJ	<p>Note: On 09/03/2025, I was unable to review the full planning application due to a Camden System Error ('/CMWebDrawer') on the website. I respectfully request that the comment period be extended to allow adequate time for review.</p> <p>As a resident of Derby Lodge and member of the TRA, I participated in several meetings with the developer, during which they assured us that TRA members would be informed when the planning application was submitted. Unfortunately, this commitment was not honored, leaving residents uninformed.</p> <p>During the meeting on 18/12/2024, it was agreed that the proposed dark paneling was out of character for Wicklow Street, which faces 50% of the building. Residents emphasized their preference for brick paneling that matched Derby Lodge on the Wicklow Street side. As an example, the developer was directed to planning application 2021/3603/P (1-6 Field Street), where similar feedback had been implemented. Despite these discussions, the proposal disregards the aesthetic and historical integrity of Wicklow Street.</p> <p>I strongly object to any design that undermines the charm and heritage of Wicklow Street, which has recently gained recognition as a filming location for Blitz, Black Doves, and the upcoming The Christophers. This historic street is a cultural asset that attracts significant attention, and the proposed building would tarnish its unique appeal.</p> <p>Additionally, I oppose any groundwork near Derby Lodge. Structural damage has recently been reported at 85-102 Derby Lodge on Wicklow Street, potentially due to nearby basement excavations during the redevelopment (Planning #2016/6356/P). Further groundwork may exacerbate these issues, posing a serious risk to the structural integrity of this historic building.</p> <p>I also object to the proposed height of the new development. The NCP car park has existing approval (Planning #2006/5860/P) for a six-floor structure that respects the height of Derby Lodge. However, the new proposal unnecessarily increases this to eight floors, overwhelming Derby Lodge and disrupting the balanced streetscape. Previous applications, such as 2012/3082/P and 2012/3084/C (15-27 Depot Point), sought eight floors but were sensibly reduced to six. These compromises preserved the area's character and should serve as a precedent for this case.</p> <p>The proposed loss of the NCP car park is also deeply concerning. This facility is an essential resource for residents and leaseholders, offering parking for workers who provide critical services to local buildings. With no viable alternative, the removal of the NCP car park would exacerbate an already inadequate parking situation. Camden has issued 117 permits for just 55 usable spaces across four streets outside the congestion zone, making on-street parking impractical.</p> <p>Finally, I strongly oppose the designation of Wicklow Street as the facilities entrance. This quiet cobbled street, which includes a children's play area, would be severely impacted by increased traffic from large service vehicles. Instead, Britannia Street, a larger and more appropriate road, should be used for service access to mitigate disruption and safety concerns.</p> <p>For these reasons, I urge the planning committee to reconsider the proposal and prioritize the preservation of Wicklow Street's historic character and community needs.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0407/P	Guy Hanke	09/03/2025 20:56:04	OBJ	<p>Dear Sir/Ms,</p> <p>I am writing to strongly object to the proposed development of the Car Parking Site At 13, Britannia Street, London, WC1X 9JS. Based on the plans submitted, it is likely that this development will end up costing Camden Council, and the Camden taxpayers, a huge sum of money. I am a resident of the adjacent building, Derby Lodge, which was built around 1865 and is a grade II listed building – and therefore cannot be demolished or significantly altered.</p> <p>As a leaseholder, I am aware that a recent survey by the council revealed extreme structural issues in the integrity of Derby Lodge, and there are currently major works in progress in an attempt to support the building – at great cost to the council and the leaseholders. The plans for the build at Car Parking Site At 13, Britannia Street, London, WC1X 9JS appear to show a very high building (8 stories), with deep piles right next to Derby Lodge, allowing it to effectively hang over the railway line. As the ground which will carry the major load is also the ground holding up the currently precarious Derby Lodge it would be dishonest for the developers to guarantee no structural damage to Derby Lodge and the (also grade II listed) residents association hall will occur.</p> <p>The only way I can see this build not costing Camden a huge sum in further repairs to Derby Lodge, is if the Developers put sufficient money in trust to cover future structural works at Derby Lodge. I think it would be negligent and financially irresponsible to approve this build. I would also like to request that Camden Conservation and English Heritage are made aware of this situation and consulted on the matter.</p> <p>Sincerely</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0407/P	Josephine Joseph	07/03/2025 17:50:20	OBJ	<p>I formally object to the proposed development at 13 Britannia Street WC1X 9JS. The area, including Derby Lodge residences adjacent to the proposed development, features Grade II listed buildings that are recognised in architectural circles.</p> <p>The proposed development raises concerns regarding its impact on residential amenity, architectural harmony, traffic and parking, environmental sustainability, and heritage conservation.</p> <p>The development will directly affect the privacy, light, noise levels, and structural integrity of the local residences and Derby Lodge residences.</p> <p>Key Objections to the Project:</p> <p>Impact on Residential Amenity</p> <ul style="list-style-type: none"> The 8-story proposed building, with windows overlooking neighbouring Derby Lodge properties, will result in a significant loss of privacy for residents. There are no buildings of this height on Wicklow Street or Britannia Street. The scale and positioning of the proposed structure (8 stories including a rooftop garden area) will block natural light to adjacent homes and the Derby Lodge courtyard. Light from the large windows overlooking the courtyard will intrude into Derby Lodge's courtyard. Noise pollution is a concern due to increased activity from the development. Students having access to outdoor spaces and gardens may cause disturbances throughout the day and evenings. The claim that building on this site will improve safety, allegedly discussed in a community safety meeting chaired by Camden and attended by local Met officers and residents, is strongly disputed. <p>Structural Integrity of Derby Lodge Residences</p> <ul style="list-style-type: none"> Meetings with the developer and architect revealed many constraints regarding the construction of the building due to the site, half of which is above the Thameslink, Circle Line, and Metropolitan Line railway. The site closest to Derby Lodge will require very deep piling to allow the other part of the building to 'hang' over the railway line. This raises concerns about the impact of the construction on the structure of Derby Lodge and the Derby Lodge TRA Hall. The structural integrity of Camden Derby Lodge blocks has been compromised, as outlined in a 2021 Camden report, with a subsequent Major Works structural engineering report confirming the need for an estimated £1.9 million fix. The movement and pressure from the new building, especially for blocks 39-53 (Wicklow Street), which share a party wall with the site, and blocks 19-36 (Britannia Street), will exacerbate the structural stability (foundations) of Derby Lodge buildings' that were built c1865. The TRA hall, which shares a party wall with the proposed site, may also not withstand the construction impact, posing additional safety concerns and the long-term use of the building as a community space. Occasional access to a 'community space' within the hall of residence, as outlined in the proposal, will not address these concerns. <p>Design and Appearance</p> <ul style="list-style-type: none"> The proposed building is out of character and not sympathetic with the surrounding area. The planned 8-story structure does not align with the existing architectural style. This height disparity will

Application No: **Consultees Name:** **Received:****Comment:** **Response:**

disrupt the visual cohesion of the neighbourhood.

- The uncertainty surrounding the materials to be used raises concerns about the structure's aesthetic integration. Without guarantees on materials, there is a risk of last-minute substitutions that could further compromise the visual harmony of the area.

Heritage and Conservation

- The site is located within a designated conservation area that includes listed buildings. The new development compromises the historical and architectural integrity of the surrounding vicinity, detracting from the character and heritage value of Wicklow and Britannia Streets.

Traffic and Parking Concerns

- The development will exacerbate existing parking and traffic issues, which we as a community have been discussing with Camden for the past two years.
- The removal of the Euro Car Park, coupled with already insufficient parking provisions for residents, will create overspill parking problems. This will inconvenience current residents and disrupt access for service personnel and delivery drivers, increasing congestion in this busy area.

Environmental Impact

- The proposed construction threatens to eliminate green space in the Derby Lodge community's courtyard garden.

Conclusion

Given these concerns, it is requested that Camden Council re-evaluates the proposed development and implements a reduction in the height of the building so it does not exceed Derby Lodge residences. It is requested that any proposal aligns with other buildings within the conservation area (brick cladding rather than metal) and that the outside appearance of this building harmonises with the other buildings. The project, as currently planned, poses risks to the community and should be reconsidered to ensure it aligns with the needs and well-being of local residents.

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0407/P	Marcus O'Higgins	09/03/2025 18:47:29	OBJ	<p>Planning Application - 2025/0407/P Site Address Britannia Street Car Park London WC1X 9BP</p> <p>Derby Lodge community. Being one of the Derby Lodge residents (ground floor) closest to the proposed Planning Application – 2025/0407/P, I will be most directly and adversely affected by the imposition of a towering 8-storey commercial building overshadowing my bedroom and bathroom windows.</p> <p>Were this application to be approved,</p> <p>I would never again see my patch of blue sky from my bedroom and bathroom windows enjoyed for the 36 years I have lived here.</p> <p>No more the burst of afternoon/evening sunlight cascading through my bathroom window at the end of the day to be replaced by long shadows blocking out the sunlight.</p> <p>I would forever be under the intrusive gaze of 8 floors of itinerant travellers/students passing through this proposed student accommodation.</p> <p>Gone would be the peace and quiet of the communal courtyard, a haven for all Derby Lodge residents from the frenetic pace of inner-city life.</p> <p>Replaced with the noise pollution of increased student activity, noisy and inconsiderate construction workers, etc., for the duration of the build from as early as 7 AM.</p> <p>Yes, agreements would be made and curfews pledged but would always be broken as is usually the case.</p> <p>We had been planning for many years to create a Clean Air Garden in the courtyard, but recent building works paused our plans.</p> <p>Will the erection of an 8-storey “tower block” scupper our plans entirely?</p> <p>Islay Walker from Kanda Consulting has offered,</p> <p>“...to see what work [we] would like to have done to improve the [backyard] space.”</p> <p>How can this offer be construed as anything other than an interest in providing an improved view for the itinerant visitors of their proposed 8-storey tower block?</p> <p>This is no fair exchange for the Derby Lodge community; no amount of landscaping could ever replace the permanent loss of our ambient light and privacy.</p> <p>The Window Tax (1696-1851). Grade II listed buildings of such historical importance as Derby Lodge were built (1865) as a direct result of the repeal of The Window Tax (Daylight Robbery) in 1851 to allow The Great Exhibition building to be erected in</p>

Application No: Consultees Name: Received:

Comment: Response:

Hyde Park (later relocated to Crystal Palace) for Prince Albert's Great Exhibition [of the Works and Industry of all Nations].

It was in this Great Exhibition building in 1851 that the design prototype was unveiled for what is considered one of the earliest attempts at providing philanthropic flatted poor housing – with airy, 'tax-free' windows - for local artisans and railway workers at nearby St Pancras Station.

Architects and film production companies hold this area's heritage conservation in high esteem, and it is not unusual to come across walking tours extolling the virtues of these historically significant buildings.

At odds with the character of the King's Cross Conservation Area and designed to stick out like a sore thumb, this proposed monstrosity – an act of architectural vandalism - will destroy this well-preserved architectural harmony.

Daylight Robbery.

Ironically, the transient residents of the proposed tower block will have access to a rooftop garden on the 8th floor and other communal areas and will enjoy the sunlight 'robbed' from the Derby Lodge community, especially those on the lower floors.

The potential 24-hour noise pollution from such student gatherings will further impact locals' quality of life and peace of mind.

Previous Planning Permission Request.

Many years ago, residents of Derby Lodge on Britannia & Wicklow Streets and the surrounding area successfully saw off a planning request for a towering 7-story building on the same site which would have also 'robbed' the community of natural daylight, replacing it with skyglow light pollution throughout the night, and invasion of privacy, irreversibly altering the historic character of the area.

Thankfully, this planning permission request was rejected, and the community breathed a sigh of relief.

New property developers have returned once again to capitalise on this prime real estate location only a 5-minute walk from major national and international transport hubs, King's Cross and St Pancras stations.

It is guaranteed to make a profit.

Knight Frank – Agents: The continued gentrification of King's Cross prime real estate by scrupulous and greedy property developers i.e., Curlew Capital Ltd (Company number 07557989).

At one of Knight Frank's box-ticking consultations with the local community, I mentioned that this prime site was guaranteed to turn a profit regardless of how many storeys and cited an example of a 3-4-storey building being equally profitable, albeit over a longer period.

I was immediately and quickly dismissed with the throwaway comment,

"We want to hit the ground with a profit."

Application No: **Consultees Name:** **Received:** **Comment:** **Response:**

Or words to that effect.

There was no consideration of how this towering imposition would irrevocably alter the quality of life for the residential community they plan to invade for financial gain.

Additional community concerns include,
Derby Lodge buildings have been diagnosed with serious structural defects requiring a £ 2 million repair bill. This will be further exacerbated - particularly along party walls - with the proposed works being built on already unstable foundations overhanging the Thameslink, Circle Line and Metropolitan Line railway.

It is unlikely that our Grade 2 listed TRA community meeting hall would survive the build.

The nomadic student guests and employees of this commercial venture will also 'steal' from the already limited parking spaces available for locals and residents and their visiting guests, which will be further depleted during any construction when bays are claimed by building contractors for parking, delivery, and portacabins - on top of the removal of the Euro Car Park currently there.

Road closures?

Alternative: Community Centre.

In the 35 years I have lived here, I have hoped against hope of a community garden in the same vein as The Calthorpe Community Garden on Gray's Inn Road where locals and their families could enjoy outdoor activities in a controlled environment.

We need 'green' clean air initiatives in heavily polluted inner-city communities to promote good mental and physical wellbeing.

The Derby Lodge community deserves this special consideration. It must be supported as it fights off another greedy developer out to make a 'fast buck'.

King's Cross is already saturated with expensive student accommodations, many of which are in the immediate area.

Do we need yet another one?

This is the wrong building design in the wrong location.

Thank you in advance for your time and consideration.

Yours sincerely,

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0407/P	Darren Brade	09/03/2025 18:09:46	OBJ	<p>Note: On 09/03/2025, I was unable to review the full planning application due to a Camden System Error ('/CMWebDrawer') on the website. I respectfully request that the comment period be extended to allow adequate time for review.</p> <p>As a resident of Derby Lodge and member of the TRA, I participated in several meetings with the developer, during which they assured us that TRA members would be informed when the planning application was submitted. Unfortunately, this commitment was not honored, leaving residents uninformed.</p> <p>During the meeting on 18/12/2024, it was agreed that the proposed dark paneling was out of character for Wicklow Street, which faces 50% of the building. Residents emphasized their preference for brick paneling that matched Derby Lodge on the Wicklow Street side. As an example, the developer was directed to planning application 2021/3603/P (1-6 Field Street), where similar feedback had been implemented. Despite these discussions, the proposal disregards the aesthetic and historical integrity of Wicklow Street.</p> <p>I strongly object to any design that undermines the charm and heritage of Wicklow Street, which has recently gained recognition as a filming location for Blitz, Black Doves, and the upcoming The Christophers. This historic street is a cultural asset that attracts significant attention, and the proposed building would tarnish its unique appeal.</p> <p>Additionally, I oppose any groundwork near Derby Lodge. Structural damage has recently been reported at 85-102 Derby Lodge on Wicklow Street, potentially due to nearby basement excavations during the redevelopment (Planning #2016/6356/P). Further groundwork may exacerbate these issues, posing a serious risk to the structural integrity of this historic building.</p> <p>I also object to the proposed height of the new development. The NCP car park has existing approval (Planning #2006/5860/P) for a six-floor structure that respects the height of Derby Lodge. However, the new proposal unnecessarily increases this to eight floors, overwhelming Derby Lodge and disrupting the balanced streetscape. Previous applications, such as 2012/3082/P and 2012/3084/C (15-27 Depot Point), sought eight floors but were sensibly reduced to six. These compromises preserved the area's character and should serve as a precedent for this case.</p> <p>The proposed loss of the NCP car park is also deeply concerning. This facility is an essential resource for residents and leaseholders, offering parking for workers who provide critical services to local buildings. With no viable alternative, the removal of the NCP car park would exacerbate an already inadequate parking situation. Camden has issued 117 permits for just 55 usable spaces across four streets outside the congestion zone, making on-street parking impractical.</p> <p>Finally, I strongly oppose the designation of Wicklow Street as the facilities entrance. This quiet cobbled street, which includes a children's play area, would be severely impacted by increased traffic from large service vehicles. Instead, Britannia Street, a larger and more appropriate road, should be used for service access to mitigate disruption and safety concerns.</p> <p>For these reasons, I urge the planning committee to reconsider the proposal and prioritize the preservation of Wicklow Street's historic character and community needs.</p>