

**Application No:**

2013/3807/P

**Site Address:**

Land to west of Royal Mail  
Sorting office bounded by  
Phoenix Place, Mount  
Pleasant, Gough Street &  
Calthorpe St. Camden WC1.

**Case Officer:**

Richard McEllistrum

**Consultees Name:**

Mr Sean McDonagh Mullen Tower TRA

**Received:**

18/07/2013 00:13:31

**Comment:**

OBJ

**Response:**

**Application No:****Site Address:****Case Officer:****Consultees Name:****Received:****Comment:**

IT IS TOO HIGH

Parts of the Islington side of the development, particularly along Farringdon Road, Calthorpe Street and Mount Pleasant, are too high, compromising light, views, and streetscape, and creating pollution. This height negatively affects the surrounding Conservation Zones. It is incompatible with the character, scale and context of the neighbourhood, all of which are highlighted as important factors in the SPD – the early planning document that introduced the scheme.

IT DOES NOT HAVE ENOUGH AMENITIES AND OPEN SPACE

There are little or no new amenities for the neighbours and for the newcomers who are expected to inhabit the blocks. There needs to be more green public space in this urban area – not just a planted thoroughfare that will be compromised by the almost permanent shadow cast by the tall buildings along its southern face (called Block F in the planning proposal).

THERE IS LITTLE CONSIDERATION OF THE IMPACT OF NEW RESIDENTS

With approximately 2000 new residents potentially on site, I am concerned about the impact on the wider infrastructure, from pressure on parking and increased traffic, to local doctors' surgeries, schools and public transport.

THE DESIGN IS INWARD FACING

I believe that the design is too inward facing and fortress-like, favouring the views of the inhabitants - especially in the 'Meadow', by the Royal Mail building and the central 'Block H', which remains very high on its outer north and east faces, towering over the neighbours.

THE PLANNING APPLICATION PROCESS IS TOO SHORT

And launched in the summer lull. If local residents are to give meaningful responses to this large and complex application, I believe we should be given more time to assess the proposal.

THE BUILDING PROCESS IS TOO LONG

The neighbours will suffer from the building process, which is stated will reach until 2020. I believe the building period should be kept short to minimise disruption.