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London
NW1 7BY

Ms Jenna Litherland
Camden Council Planning Department
Camden Town Hall Extension
Argyle Street
London
WC1H 8ND

5th February 2014

Dear Ms Litherland

**OBJECTION TO PLANNING APPLICATION REF: 2013/8265/P –
Development of Bewlay House, 32 Jamestown Road, NW1 7BY**

I write in connection with the above application. I reside in a building that adjoins the proposed development so will be effected greatly by the redevelopment of the property and the proposed design.

Below I have outlined some of my continuing concerns regarding the proposed redevelopment and redesign of the property based on the new application submitted by the developers.

1. Height of proposed development

I still have great concerns regarding the height of the building as this is crucial to maintaining the integrity of the canal side. I do note a minimal reduction in height from the previous application but it still appears that the overall height, when taking in the plant that will reside on the roof will exceed the height of surrounding buildings. Consultation appears to have taken place with the owners of the Iceworks Penthouse(s) and the Holiday Inn to put in place some aesthetic screens which may help to placate some of the developers neighbours but of course does not address the main principle of increase in building height. Any increase in height is totally out of keeping with the other surrounding buildings and would affect the entire look of the canal side whilst encouraging new or existing developments to apply for height extensions.

2. Proposed changes to the canal side facade

I am still concerned that the building will protrude further out than it currently does, changing the current alignment with the adjoining buildings and also resulting in the apartments in the Iceworks, particularly those adjoining the development looking onto an extended brick wall and reducing the view we have of the Camden Lock area. It also still appears that the balconies will extend over the canal itself which I believe would look highly out of place. Why do the balconies need to overhang the canal? Any planning permission should stipulate no extension of any kind to the current alignment of the canal side brick facade or that balconies should not extend over the canal. Whilst I am pleased to note that the proposed grey facade has been replaced with a red brick the enormous glass floor to ceiling windows still remain. Again these will look out of keeping with the surrounding buildings and the canal side development.

3. Conversion from Office space to Mixed use

I am still of the opinion that more office space and not high end apartments are what would benefit the area far more. As I have previously stated these residential apartments are exactly the type of properties far more likely to be bought as investments or buy to let than by locals who actually want to live in them on a permanent basis

4. Servicing

I believe there is still issues of servicing of the development. Since the development of 10 Jamestown Rd the street has seen considerable increased congestion as all servicing is on street. With several units remaining empty, servicing will create further congestion when the final units are let. A servicing bay within the development would help alleviate the increasing congestion experienced on Jamestown Rd.

5. Consultation with local residents

Following my previous submission I was pleased to receive an email from Geoff Springer at London & Regional Properties, suggesting that a meeting would be useful in order through the concerns I raised. I thanked him for his response and agreed that a meeting with him and other residents should be arranged. Unfortunately no further contact was forthcoming from Geoff and the opportunity to consult and discuss our concerns was wasted.

It still appears that the new application does not address the key issues of concern to me and a number of other local residents, particularly on the impact of increased height and canal side facade extension. I also believe that the council need to consider carefully the implications of a mixed use building as opposed to the opportunity of increasing office space within the area.

Yours faithfully

Ian Maxwell Davidson