

Gilbey House Property Management Company Limited
38 Jamestown Road
London
NW1 7BY

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



28 January 2014

Dear Ms Litherland

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

We write in connection with the above application and note that it is largely the resubmission of a previous application (2013/4867/P) which was withdrawn by the applicant. Our Company holds the head lease for Gilbey House, 38 Jamestown Road and we represent the interests of our shareholders, being the owners and residents of the 76 flats in the building.

As we explained in our previous objection dated 25 September 2013, the property for which the planning application has been submitted is in direct sight line for all residents on our East side and the impact on Jamestown Road during and after construction will be felt by all of our residents.

We have set out below our objections to the redevelopment of this building and continue to note as an overall point that the local area has already suffered considerable redevelopment in the last 5 years, not least with the construction of The Lockhouse (Oval Road) and redevelopment of The Henson Building (Oval Road). This latest plan, despite some minor tweaks to the previously submitted proposals, is unnecessary and the logic used in the planning proposals is at times flawed.

Noise, pollution and impact on traffic during construction

We are very concerned at the impact from noise, dirt and industrial vehicles on the local area. From our experience with the two projects noted above and irrespective of plans to minimise the impact on neighbouring buildings, the current proposals would have a major impact on the quality of life for all canal-side residents for the duration of works and we believe would also negatively impact local businesses, not least the surrounding hotel, pubs and restaurants.

Proposals re additional height

As we explained in our objections to 2 recent applications to increase the height at the Henson building, the subject of height has been long debated for canal-side buildings and subject to extensive and lengthy former planning consultations with residents, businesses and the Conservation Society. We do not believe that additional height at this property, despite the small amendments in the recently resubmitted plans, is in keeping with either the spirit or the intention of former planning

Consultation with local residents and planning application notification

We note that whilst the stated intention was to be commended, the only consultation that has happened with local residents and businesses is the sending of a single page flyer with a contact email address. This was not a consultation process. Following the original submission of the application and the subsequent retraction, there has been no further attempt to engage with local residents and businesses.

We are concerned that again, similar to the original application and proposed planning applications at the Henson building, we have only found out about the planning application by word of mouth and being connected as a community. We would urge the Planning team to consider better how they directly notify residents in all relevant adjoining buildings, so that the potential for objections is not limited.

