


4 Murray Street  
London NW1 9RE



23 January 2014

Jonathon Markwell  
Camden Planning Dept.  
Town Hall  
Judd Street  
London WC1H 8ND

Dear Mr. Markwell,

Application ref: 2013/8088/P Agar Grove Estate

Further to our telephone conversation regarding the planning application, my views and comments are as follows.

Whilst I appreciate that Agar Grove Estate is in need of improvement I am concerned that the current proposal will have a detrimental effect on Agar Grove, the street, and by extension the area, for the following reasons.

Many of the existing buildings are set back from the road, which gives an airy spacious feeling along with the green-grassed areas between the buildings, which soften the impact of the estate from Agar Grove and lead the eye into the estate providing an inviting, welcoming effect. This has the advantage of making the estate feel part of the wider community.

In the proposed development however, the tall buildings so close to the street along Agar Grove create a barrier effect and the one 'significant' break, which falls between Plot I and plot JKL in the almost solid edifice of these buildings will not sufficiently compensate for this.

According to the document 7.1 Vision for Agar Grove Regeneration

*"The proposals step down in scale towards the Agar Grove frontage in response to the medium-rise development to the north of the site."*

In fact Plot H on the frontage of Agar Grove is taller by one floor than the building behind it (Plot F), as is demonstrated by the proposed site elevations drawing section DD. The street frontage elevations of the buildings of Plot JKL and plot I are also considerably taller than the *"medium-rise development to the north of the site"*.

Due to their height and close proximity to the road, it is my view that these imposing buildings along Agar Grove should step down further in scale to create a balance to the buildings across the road to the north of the proposed development or they will have a detrimental overpowering impact on the environment. A reduction in height by one floor would, in my opinion, make a considerable difference, enough to alleviate the adverse impact referred to.

Yours faithfully,

Mr. S. Wood