

Veronique CHERPIN

Miheer Mehta  
Licensing Team  
London Borough of Camden  
Town Hall Extension  
Argyle Street  
London  
WC1H8EQ

Application Number: 2013/2630/P

17<sup>th</sup> June 2013

Dear Mr Mehta,

I write to you in relation to the planning application number 2013/2630/P.

First I would like to complain about the overall lack of clarity in the planning authorisation monitoring process and information communicated to the public.

As you know various applications about the redevelopment of Twyman House have led to multiple mails sent by Camden Council to the residents and multiple entries on the web-based planning application system. After discarding the applications which have been granted, refused or withdrawn so far, we are left with some of them which seem to be currently open.

Once the right application is found on paper or on the web it is then very difficult to clearly understand the scope of the request, what the changes actually mean and what their impact would be. This application in particular includes a large number of drawings and a lot of technical jargon.

Also, the website shows that comments can be received until 12th June; however the residents' working group which, as you know, closely liaises with Taylor Wimpey and Camden Council has reassured the neighbourhood that you would accept comments until 19th June.

Commenting on the multiple change requests that relate to the Regent Canalside planning application is thus a strenuous process. I am not an expert in this field but can just wonder if it is normal practice for large redevelopment projects in London to request so many changes in the originally granted planning application.

Secondly the cover letter attached to this application shows that the requested changes include:

1. Amendments to the layout at ground and lower-ground floor level;
2. Addition of a terrace at 3rd floor level;
3. Removal of part (f) of Condition 2; and
4. Amendments to wording of Condition 15.

However, the residents' working group has informed the neighbourhood that new balconies overlooking the courtyard are also part of the application. Some attached plans suggest the same by showing new protuberant balconies overlapping the already small courtyard. If new balconies are also requested, why doesn't the cover letter mention them? Are they subject to a different application?

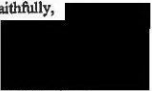
Thirdly my comments and position regarding each requested change are below.

1. Amendments to the layout at ground and lower-ground floor level  
It seems to me that I understand the requested change enough not to oppose it.
2. Addition of a terrace at 3rd floor level  
The cover letter indicates that "(...) as part of the normal design evolution, (Taylor Wimpey's) design team have identified a number of small changes to improve the scheme". How can a new terrace and additional balconies (would the balconies be confirmed as part of this application) be considered as "small changes"? They can only have a significant negative impact in terms of respect of privacy and level of noise on my property and on all the residents who live around the site's courtyard. Also, if authorised, these changes would set a precedent that other redevelopment projects, like 140-146 Camden Street, could use to the disadvantage of the area.  
Therefore I strongly oppose the addition of a terrace at 3rd floor level along with balconies overlooking the courtyard.  
Also, why has an experienced company like Taylor Wimpey recently found the sudden urge for such modifications "as part of the normal design evolution"? To my mind they are trying to sneakily get these important changes approved using a kind of small backdoor to avoid scrutiny and public attention.
3. Removal of part (f) of Condition 2 (in relation to samples of any proposed canalside security shutters)  
It seems to me that I understand the requested change enough not to oppose it.
4. Amendments to wording of Condition 15 (in relation to external lighting)  
I just simply don't understand the request. What does changing condition 15 from a pre-commencement condition to a pre-occupation one actually mean? What are the practical consequences for the site's external lighting? I can only assume that it would have a negative impact on my property and on all the residents who live around the site's courtyard.  
Therefore I oppose this request as well.

Furthermore the cover letter concludes that "the proposals are minor. They are the typical ones we would expect (...) post the grant of planning permission and have simply arisen from the design been refined as the construction details drawn up. These changes will not have any significant impact over and above those considered as part of the existing planning permission." To my mind it is the partial distorted view of the developer who takes care of their own interest without considering the huge footprint this development already has on the neighbourhood. Surely, additional terraces and balconies can not be identified as inconsequential changes which suddenly pop up after the new buildings have already been erected.

I do want to trust Camden Council and its Planning Team for making the right decision for the benefit of the current residents and local community and I hope receiving confirmation that this application has been stopped.

Yours faithfully,

  
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