



Kate Gemmell
Secretary NCTNF Working Group
3 Ivor Street
Camden Town
London NW1 9PL

Regeneration & Planning
6 Floor Town Hall Extension Camden Council
Judd Street
London WC1H 8EQ

via email to

28 May 2013

Dear Miheer Mehta,

RE: Twyman House 31-39 Camden Road NW1 9RL ref: 2013/2630/P

I am writing on behalf of the North Camden Town Neighbourhood Forum Working Group in response to an number of planning issues that have arisen following a set of applications submitted by Taylor Wimpey in relation to the above site.

1. the addition of balconies on the north side of Regent's Canalside overlooking the inner courtyard.

The flats / apartments that would benefit from these balconies are already provided with balconies on their canal side to the south. The problem of privacy has figured frequently in the discussions of the Twyman House Construction Management Plan Working Group (THCMPWG), and until now has been taken on board by Taylor Wimpey. We therefore do not understand this deviation. The addition of the balconies intrudes into the already limited space of the inner courtyard of Regent's Canalside against the rear of the terraces of Bonny Street. The addition of the balconies wrecks the distinctive curved frontage overlooking the inner courtyard. This curved frontage creates an architectural quality otherwise almost entirely lacking in the courtyard.

We would urge you not to agree to this variation to the original approvals that were part of a long and detailed community consultation.

2. an application concerning the lighting for the development.

Problems arising from light intrusion and light pollution have been discussed regularly at the THCMPWG and steps have been taken to tackle and prevent these issues. Now an application concerning the lighting for Regent's Canalside has been made which raises issues relating to light intrusion and pollution. This has not been discussed at the THCMPWG meeting before submission to the Council. The matter is on the agenda of the THCMPWG for 17 June next. We would therefore be grateful if you delayed any discussion of this particular application by the Planning Committee until standard procedures have been observed, and people in this locality can comment in an informed and constructive manner.

We would be grateful if you would keep us informed on the above community concerns.

Yours sincerely,

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Kate Gemmell

(Secretary, North Camden Town Neighbourhood Forum, Working Group)