**2014/4381/P, 102, Camley Street London NW1 0PF**

11th Aug 2014

1) The proposals will have major and damaging impact on the character of the CA.

2) These impacts include the enormous change of scale and density, and the canyon effect that will be created from proximity to No. 103 and, if approved, No. 101. The CA Appraisal and Management Statement (2008) notes at pages 5 and 12 the tranquil character of the canal’s existing spaces, which would here be lost.

3) A further impact is the loss of the Canal wall and its replacement with grandiose steps leading down onto the narrow and ever more crowded towpath. The wall dates from the 1880s and retained the goods yard above . The canal was a secure space along which bonded goods could be transported .It is the resulting separation from the surrounding streets which is being lost . These walls are heritage assets and should be retained .

4). The proposal has minimal open space and relies entirely on the proximity to the canal to provide this yet will make no contribution to the upkeep of the canal .

5) Camley Street will become a busy thoroughfare but has no public facilities or retail uses planned by the schemes for 103.102 or 101 .

6) On-site parking is not proposed but incidental traffic will be generated, with significant impact of parked cars, movement of taxis etc in the surrounding streets. Travel to Kings Cross sites will be principally along the towpath The amenities for the residents will be few – no local shops, no transport provision. Provision of social housing is small. To approve this scheme will ignore established principles of planning.

Anthony Richardson

Chair The Regents Canal Conservation Area Advisory Committee