

From:
Sent:
To:
Cc:

Tristan Hickey [REDACTED]
05 September 2014 11:32

Subject:

RE: Application Reference: 2014/4679/P

Hi All

I have some serious issues/questions with Camden Planning Department. They are allowing the Camden skyline to be ruined and letting developers deny the residents natural light, privacy and increasing noise and traffic levels ten fold. This is a serious disservice to the residents who pay their wages and who they should be protecting.

1) Tywman House/Regent Canalside is higher then it should be and does not fit in with the local area. (Nothing to be done now).

2) I have been told by two planning officers (John I can't remember his surname and Bethany Arbery) that they would meet me at my house as a courtesy??? and see for themselves that the Regent Canalside development does not keep with the height of other buildings in the area except one. Neither have meet me and Bethany is telling me it does which is worrying as I would hope a planning officer would be able to read height differences and/or visually be able to tell the difference. (The last email, is copied and pasted below). As an aside I would like assurances that the building works at Microtime House on Bonny Street are regularly monitored and if not if someone from planning can check if they have exceeded the height limit.

3) When I was thinking of moving to Prowse Place because of the building site behind my family home and looked at a property which had been offices. I called the Planning Office and asked if it could be turned into a family home. I was rudely told by another officer to look at the website for policy and I told him I was asking him what the policy is. He said that Camden actively is retaining office space. When I pointed out that Tywman House which was office was demolished he then said not that type of office space, but warehouse type offices. Well that is what half of 140-146 Camden Street is, so basically according to Camden Planning it can not be demolished.

4) I couldn't believe, well actually I could, when I read that the owner of the building on the NW corner of Camden Road & Camden Street was denied planning for changing the building into flats when and if BTP vacate the property. So let me see demolishing and rebuilding and all the traffic and extra exhausts fumes, building dust, noise and H & S issues is the preferred route for Camden Council which proports to be green and looking after the environment? Tywman House should have been turned into flats as opposed to demolishing a very well built building and building a higher larger structure.

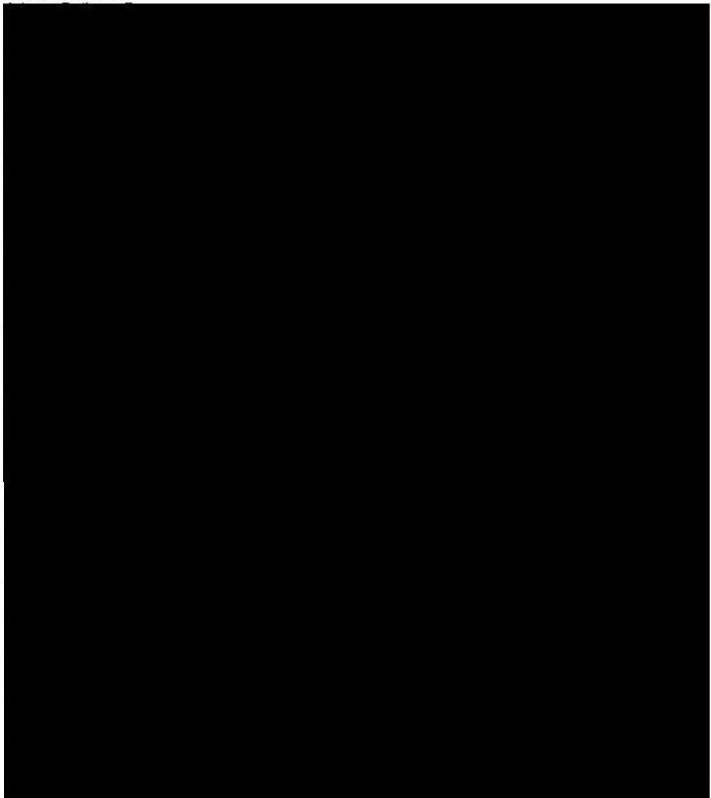
140-146 Camden Street should not be demolished for all the above reasons.

Sincerely

A Fed-up Resident of Bonny Street & Camden.

Tristan Hickey

RE: 2013/2630/P



[REDACTED]

From: Cyra Croft [REDACTED]
Sent: 07 September 2014 11:26
To: Planning
Subject: Fwd: application ref: 2014/4679/P

----- Forwarded message -----

From: Cyra Croft [REDACTED]
Date: 11 August 2014 19:22
Subject: application ref: 2014/4679/P
To: planning@camden.gov.uk

Dear Peter Higginbottom,

I live at 6 Bonny Street, London NW1 9PG. I object to this application on the following grounds:

We do not need another over sized residential space in an already crammed street. The proposed development comes directly after the massive, over sized, ill conceived development, your planning department already gave Taylor Wimpy permission to build. This Taylor Wimpy development has had the effect of overloading the already inadequate infrastructure. The no parking clause is being broken by residents who use cars. This proposed development 2014/4679/P will add more problems to these already overcrowded streets.

The external appearance and the proposed materials for this development (2014/4679/P) are out of keeping with the existing buildings and will cause,

Loss of daylight to the adjacent residences.

Traffic and parking issues

Increase in the already intolerable levels of noise.

In addition as the planning department you do not only have to consider commercial advantages to developers and a handful of businesses, you are supposed to take into account the density of population and the lack of essential services. For example, where are the school places for all these extra residents? Where are the GP services? Where is the parking? Where are the extra buses and trains

The extra phone lines and Internet services required for the Taylor Wimpy development have already effected the services of the existing residents, (as a result of the failure of phone companies and Internet companies to provide enough extra Chanef's for their customers. Since, like the council, their only criteria is profit.)

The drains are constantly foul smelling because they have to accommodate so many extra residents. Did the water company or the government build extra sewage facilities to cope with the increase in population? An increase Camden Council are actively encouraging at the expense of existing rate payers.

The noise nuisance is increasingly becoming intolerable.

In short this small Victorian street is grossly overdeveloped already.

However in keeping with your planning department's history of close relationships with developers at the expense of the public; your failure to provide adequate sustainable development by limiting the massive growth in the population without a corresponding growth in infrastructure and essential services; your complete failure to take into account the overburdened transport systems and the crowded public transport; the lack of school places, the lack of GP services, the overburdened A&E departments, the underfunded hospitals and all the other top heavy social problems the borough has to accommodate; I have no doubt despite an array of cogent objections your department will see fit to grant this application.

I note you sent this application in August at the height of the summer holidays, no doubt because you think your department will receive fewer objections on account of residents being on holiday. This fact has not escaped residents notice. It has been the subject of comments and complaints.

The word planning can only apply to those with foresight. The over sized, financially inflated development directly behind us has not served the needs of the borough in any meaningful sense. It provides token social housing for a few people no doubt allowing the Council to claim it houses people. In fact many thousands have been forced to either live in sub standard accommodation or leave London due to constant oversize developments inflating property prices. This in turn has led to increasing pressure on all Londoners.

As a Council you constantly add more overpriced residences whilst doing nothing to create residential environments. You treat the public with a complete lack of respect. It is the public in whose name you are supposed to be planning for. Instead you work for developers in the interest of quick profit, not long term planning.

I believe asking the public for its views is a paper exercise designed to tick boxes and go through the motions of what Camden Council call planning. You do not appear to take the interests of the borough and the interests of sustainable development seriously.

I've made my views clear about this application. I object to it on all the grounds mentioned above.

Cyra Croft



Canal &
River Trust

Keeping people, nature & history connected

09 September 2014

Camden Borough Council
Planning Services
Town Hall
Argyle Street
London
WC1H 8ND

Our Ref BWYS-PLAN-2014-15964-1
Your Ref 2014/4679/P

Dear Mr Peter Higginbottom

**The Town & Country Planning Act 1990 (as amended)
Planning & Compulsory Purchase Act 2004**

Application No: 2014/4679/P

Proposal: Demolition of existing buildings and erection of a part 3, 4, 5 & 9 storey building with basement to provide 1803sq m of commercial floorspace and 62 residential units with associated landscaping.

Location: 140-146 Camden Street , London , NW1 9PF

Waterway: Regent's Canal

Thank you for your consultation dated 20 August 2014 in respect of the above.

The British Waterways Board (Transfer of Functions) Order 2012 has substituted references to British Waterways in the Town and Country Planning (Development Management Procedure) (England) Order 2010 to the Canal & River Trust. As such, local planning authorities are now required to consult the Canal & River Trust on applications for planning permission in the same way as British Waterways was previously consulted. In addition, under the British Waterways Board Transfer Scheme 2012 (also made under the Public Bodies Act 2011) all the property of British Waterways in England and Wales has now vested in the Trust.

The Canal & River Trust is a company limited by guarantee and registered as a charity. It is separate from government but still the recipient of a significant amount of government funding.

The Trust has a range of charitable objects including:

- To hold in trust or own and to operate and manage inland waterways for public benefit, use and enjoyment;
- To protect and conserve objects and buildings of heritage interest;
- To further the conservation, protection and improvement of the natural environment of inland waterways; and

Canal & River Trust The Toll House Little Venice Delamere Terrace London W2 6ND
T 0303 040 4040 E customer.services@canalrivertrust.org.uk www.canalrivertrust.org.uk

Patron: H.R.H. The Prince of Wales. Canal & River Trust is a company limited by guarantee registered in England & Wales under number 7807276; and a charity registered with the Charity Commission under number 1146792.

- To promote sustainable development in the vicinity of any inland waterways for the benefit of the public.

After due consideration of the application details, the Canal & River Trust has **no objections** to the proposed development, **subject to** the imposition of suitably worded **conditions** and the applicant first entering into a **legal agreement**. In addition, the Trust has the following comments to make:

Layout and scale

The proposed building is slightly taller than the adjacent Twyman House development however we consider the scale of the higher part of the building to be acceptable given that it addresses Camden Street and is partially screen by the bridge and the car parking deck belonging to Shirley House.

We do not object to the balconies that oversail the towpath as the applicant is to enter into an agreement the Canal and River Trust to provide these.

Landscaping

Very little detail has been provided with regard to landscaping the strip of land adjacent to the towpath. Our understanding is that the applicant intends to submit a further application that includes a scheme for towpath improvements. Notwithstanding this, we would like to see a landscape scheme submitted by way of planning condition that addresses this strip of land. Very little landscaping has been undertaken on the strip of land adjoining the towpath at TwymanHouse and this is a situation we would like to avoid as part of this development.

Lighting

We would like to see additional details of the proposed external lighting of the towpath elevation. We would support the removal of the existing light columns (that were installed by the London Borough of Camden) and would suggest that uplighting the building would be the most suitable approach in this location. Lighting beneath the car parking deck should also be included to deter crime in this location. Lighting should be controlled so that it does not unduly spill over the canal itself as this is a bat feeding corridor.

Planning obligations

The provision of 62 dwellings and commercial space will result in increased use and pressures upon the canal and particularly the towpath. Given that the site is located immediately adjacent to the Regent's Canal we would suggest that the development should make a financial contribution for towpath and environmental enhancements, to be secured by way of a s106 agreement.

Conditions and informatives

If the Council is minded to grant planning permission, it is requested that the following conditions and informatives are attached to the decision notice:

Risk assessment

1. *Prior to the commencement of development a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the water must be submitted and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust.*

Reason: To ensure the proposed works do not have any adverse impact on the safety of waterway users and the integrity of the Navigation.

Landscaping

2. *No development (except demolition works) shall take place on site until full details of the proposed hard and soft landscaping scheme for the waterside area have been submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust. The landscaping shall be carried out in accordance with the approved details.*

Reason: To improve the appearance of the site when viewed from the waterside and to enhance the biodiversity of the area. Earthworks and associated landscaping also have the potential to impact on the integrity of the waterway and it is necessary to assess this and determine future maintenance responsibilities for any planting.

Lighting/CCTV

3. *Prior to the commencement of the development hereby permitted, full details of any proposed lighting and CCTV scheme shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust. The approved lighting and CCTV scheme should be implemented prior to first occupation of the development.*

Reason: In the interest of crime prevention, ecology, visual amenity and the waterway setting.

Surface water

4. *If surface water run-off and ground water is proposed to drain into the waterway, details shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Canal & River Trust prior to the commencement of development, and thereafter implemented in accordance with the agreed details unless otherwise agreed in writing.*

Reason: To determine the potential for pollution of the waterway and likely volume of water. Potential contamination of the waterway and ground water from wind blow, seepage or spillage at the site, and high volumes of water should be avoided to safeguard the waterway environment and integrity of the waterway infrastructure."

Informatives

The applicant/developer should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained (<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>).

The applicant is advised that surface water discharge to the Navigation will require prior consent from the Canal & River Trust. Please contact Nick Pogson from the Canal & River Trust Utilities team (nick.pogson@canalrivertrust.org.uk).

The applicant/developer is advised that any oversail, encroachment or access to the waterway requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust regarding the required access agreement.

In addition, in order for the Canal & River Trust to effectively monitor our role as a statutory consultee, please send me a copy of the decision notice and the requirements of any planning obligation.

Should you have any queries please contact me at this office

Yours sincerely

Russell Butchers

E-Mail: Russell.Butchers@canalrivertrust.org.uk

From: Kate McLaren
Sent: 09 September 2014 13:42
To: Higginbottom, Peter
Cc: Planning
Subject: Fwd: Comments on 2014/4679/P have been received by the council.

Dear Mr Higginbottom,
These comments have yet to appear on your website for this application.
regards Kate Gemmell
Secretary NCTNF Steering Group

Begin forwarded message:

From: <planning@camden.gov.uk>
Subject: Comments on 2014/4679/P have been received by the council.
Date: 2 September 2014 09:18:08 BST
To: [REDACTED]

Commentary / objection to proposal 2014/4679/P

I write on behalf of the NCTNF Steering group to object to the proposed development reference 2014/4679/P.

Background

The proposed development located at 140-146 Camden Street is within the Regents Canal Conservation Area and on the boundary of the Jeffery's Street Conservation Area. It represents a step change in the height and mass on the site and introduces a significant number of residential units on a site that is currently 100% commercial use.

The proposed building is a full basement rising to 9-storeys' on Camden Street (Block C), 5-storeys on the corner of Camden Street and Bonny Street (Block B), 4-storeys' on Bonny Street (Block A) and 3-storeys' on Regent's Canal (Block D).

Area Appraisal

Shirley House (BTP Headquarters - 25 Camden Road) is defined in the Regents Canal Conservation Area Management Plan as "a building that harms the CA due to its height and massing".

The elevation of Shirley House is drawn as though it has an additional storey. The parapet level is 52.23 level. Everything above this is ductwork, set well back from the facade. When Twyman House replacement 2011/2072/P went to committee, the height was reduced at Committee "not to exceed 52.23, the parapet level of Shirley House". In practice, construction has led to it being slightly below this. This building is seven storeys above street level.

The buildings adjacent on Bonny Street, Nos 2-8, are Listed. The buildings opposite on Camden Street are set back from the road and are 3-storeys in height.

New Development Issues

The developer claims to have carried out a significant amount of community consultation and indeed to have taken action on the comments received. The initial scheme presented in April 2013 was ludicrously high and clearly done so the developer could easily reduce the height so as to be seen to be responding to community concerns.

The second consultation in July 2013 showed a reduction in Block B with an imperceptible reduction to Block D. At this exhibition the community again stated concern that the building was too high and should be reduced in both height and massing.

The currently proposed Block C tower is nine storeys in height, and is shown even exceeding the duct level of Shirley House. This building must be reduced to have a parapet height no greater than 52.23, the height of the Shirley House parapet. We believe this is already established as a Planning Principle in this location.

The currently proposed Block B is 5-storeys' and should be reduced by at least 1 storey. Block A should be reduced by 1 storey to align with the parapet of the listed terraced houses at 2-8 Bonny Street. Block D should not exceed the 37.98 parapet as noted on the proposed elevation that aligns with the adjoining block of the recent Regents Canalside development.

The cumulative impact of a number of residential developments has not been addressed. Regents Canalside, 79 Camden Road, Hawley Wharf, and Agar Grove are adding a huge number of residences with no additional GP Surgeries or school places. There only GP Surgery taking patients from this postcode is off Leighton Road in Kentish Town. The new housing proposed here will displace current residents from school places that are already in short supply.

There are only a very small number of affordable housing units in the proposals with no lift being proposed to this block and no access to amenity space.

Local Planning Policy: Heritage Assets and Visual Impact

Policy CS14 requires that development is of the highest standard of design and that it respects local context and character. It also ensures that Camden's heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens are preserved and enhanced and promotes high quality landscaping and works to streets and public spaces.

Paragraph 2.3.5 'Retaining and enhancing the traditional and historic character of the area' stresses the importance of maintaining links with the past, especially in those areas which have sustained great change in the past and high levels of growth. The importance of maintaining a 'sense of place' by the use of traditional architectural styles and materials is also stressed.

The proposed development does not achieve these policy requirements, as the design does not respect the local context and character of Regents Canal CA, Jeffrey's Street CA or Camden Broadway CA.

If constructed as proposed it will be visible from all these areas causing a negative impact.

The developer has employed a consultant to prepare a report that takes a subjective view of the impact of the proposed development. The author of the report is not a local resident and is of course being paid by the developer to support their proposals.

We have the following comments on Citydesigners Report dated 10 July 2014:

6.1 They state that the developer's proposals enhance the character and appearance of the Regents Canal CA and also enhances the setting of the immediately adjacent Jeffrey's Street CA. We disagree, as the proposal is too high for this area closing in on the canal and towering over neighbouring buildings.

7.1.14 We disagree that the proposed development has been designed to relate to the scale and proportions of Bonny Street, as it is significantly higher and no in keeping with Bonny Streets character.

7.2.6 We disagree that Block A has been carefully designed to relate in terms of scale to the listed buildings at 2-8 Bonny Street. The proposed Block A is too high and does not relate to the parapet of the listed buildings.

7.2.20 We disagree that nos 3-11 Bonny Street require greater enclosure. One of the nice qualities of Bonny Street is that it is open and in scale with its surrounding buildings both within Bonny Street and also across Camden Street.

7.2.26 Citydesigner ignores the fact that the height of the building at Camden Bridge. In our view detailed architecture is no mitigation for the height of Block A and so will Block A will be detrimental to the setting.

8.7 We believe the height and massing of the proposal does harm to the Regents Canal CA and to the listed buildings on Bonny Street.

8.9 We disagree that the scale of the proposed development provides the best response to CABE/DETR's 'By Design' (2000).

8.25 We disagree that the development satisfies policy CS14 as it fails to respect the local context and character, does not enhance the public realm around the site and does not provide lift access to Block A (affordable housing block).

8.28 We disagree that the proposed development satisfies DP24 as it does not properly consider the setting, character and form and scale of neighbouring buildings, not all building blocks have amenity space and block A has no lift.

8.30 We disagree that the proposed development satisfies DP25 as the proposal does not preserve or enhance the Regents Canal CA, the Jeffery's Street CA or the listed buildings in Bonny Street. It causes harm to all of these due to it height and massing.

8.36 We disagree that CPG 1Section2 has been met, as we do not accept that the proposed development is well considered in the context of its surrounding area due to its height and massing.

9.0 View 1 – outside 11 bonny Street (page 44). We disagree that the effect of the proposed development is beneficial. The view from 11 Bonny Street is better as it is currently for those who live in the area and the change to the view is major.

View 2 – Corner of Camden Gardens. We disagree that the impact of Block C is beneficial. The height and massing of the building is detrimental to the area and out of character with other buildings in Camden Street. Note our earlier point about Shirley House having a detrimental effect on Regents Canal CA.

View 5 – on Kentish Town Bridge. We disagree that the effect is beneficial. Block C once again imposes itself on our skyline.

View 6 – on Grand Union Towpath by Hawley Lock. We disagree that the visibility of the proposed development will be a virtue. It will add to the enclosure of the canal and views along the canal when the Hawley Wharf development begins.

View 10a – on the corner of Camden Street and Camden Road. We disagree that the residual effect is beneficial due to the height and massing of the proposed development. Shirley House is too high and the proposed new Block C is much higher.

View 11 – on Camden Street, outside Sainsbury's. We disagree that the residual effect is beneficial due to the height and massing of Block C. It is out of character and context with the surrounding buildings.

View 12 – on North Road Bridge. We disagree that the residual effect is beneficial due to the height and massing of Block C. It is out of character and context with the surrounding buildings and encloses the canal in an overpowering way.

View 15 – on Grand Union Towpath, by North Road Bridge. We disagree that the residual effect is beneficial due to the height and massing of Block C. It is out of character and context with the surrounding buildings and encloses the canal in an overpowering way.

Conclusion

The development remains too high for this site. There is precedent that any new development should not exceed the height of the Shirley House parapet.

The developer has paid a consultant to state that all aspects of their proposals are positive and beneficial to our area. This view is subjective and should not hold weight when the local communities clearly have a different opinion.

Camden has approved 100% residential development at 79 Camden Road/100 St Pancras Way and change of use for Shirley House to become 100% residential. Given these recent planning approvals it seems inappropriate to insist that this site be mixed use if by making it 100% residential the height could be reduced by 2-storeys by locating residential in the lower ground and ground floors as approved for 79 Camden Road/100 St Pancras Way.

We urge you to reject this application as it currently stands and would seek a local working group to be assembled to work alongside the developer to agree a suitable scheme for this site.

Comments made by North Camden Twon Neighbourhood Forum Steering Group of 3 Ivor Street, Camden Town, NW1 9PL

Phone [REDACTED]

EMail [REDACTED]

Preferred Method of Contact is Email

Comment Type is Objection

Kate McLaren

KMD
[REDACTED]

K Gemmell
3 Ivor Street
Camden NW1 9PL

Planning Department, London Borough of Camden

2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

02 September 2014

Attn: Peter Higginbottom

Commentary / objection to proposal 2014/4679/P

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Background

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The currently proposed Block B is 5-storeys' and should be reduced by at least 1 storey. Block A should be reduced by 1 storey to align with the parapet of the listed terraced houses at 2-8 Bonny Street. Block D should not exceed the 37.98 parapet as noted on the proposed elevation that aligns with the adjoining block of the recent Regents Canalside development.

The cumulative impact of a number of residential developments has not been addressed. Regents Canalside, 79 Camden Road, Hawley Wharf, and Agar Grove are adding a huge number of residences with no additional GP Surgeries or school places. There only GP Surgery taking patients from this post code is off Leighton Road in Kentish Town. The new housing proposed here will displace current residents from school places that are already in short supply.

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Yours sincerely,



K Gemmell