

From: Graham Croft [REDACTED]
Sent: 24 August 2014 13:33
To: Planning
Cc: Frank Dobson MP
Subject: Planning application 2014/4679/P

Dear Planning Department,

Like many Camden residents I am disturbed at the frequent practice of choosing summer holidays to open a consultation, which mitigates against democratic process, a problem compounded by many of my neighbours not receiving the letter inviting comments at all.

The current plans have taken no appreciable notice of the concerns residents presented in meetings with the architects concerning the scale of the building, the visual impact on the area and the infrastructure implications of more high density occupancy. The plans also chose to misrepresent the height of Shirley House, a building already identified as causing damage by its inappropriate scale, presumably to create the illusion their own building would fit in. The proposed tower in this plan is even higher than Shirley House, in a clear indication of the indifference of the developers to agreed limits of scale. The proposed building continues the dangerously shortsighted policy of packing as many people as possible into an already overcrowded area in the insatiable search for profit. The claim this unpopular and damaging policy is an honest response to the real and urgent need for housing is widely recognised by the public as a fraud - luxury flats with tagged on 'affordable' housing do not address the housing crisis and the lemming rush to creating a London only the rich can afford.

This area of Camden already has very serious infrastructure problems with insufficient schools and medical & social provision, a transport system which is overstretched and pavement space often dangerously overpopulated, specially outside the Sainsbury's superstore where pedestrians regularly resort to the road to circumvent the crowds blocking the pavement at bus-stops.

The plans under consideration envisage an ugly block of a building in a prominent position facing the 'architectural monument to rival the Pompidou Centre' the planning application for the Sainsbury's superstore assured us it would be. The presently proposed building would loom over the canal with all the charm of a soviet office block, creating a shadowy canyon along the canal side approach to the Lock and further eroding the visual charm which has been one of the attractions supporting Camden's tourist industry.

The proposed building would further rob residents of light at a time their light has already been interfered with by the luxury investment opportunity the Planning Department recently allowed Taylor Wimpey to erect behind Bonny Street, a structure so out of scale and style with the area that even the builders themselves were amazed it was given planning permission.

Residents are already exposed to constant levels of unacceptable noise; the pressure on parking is already creating problems; the tube is routinely overcrowded to the point of being a safety hazard. We already have issues with the failure of overloaded sewers to cope; phone & internet systems stretched beyond their capacity routinely fail; parents experience tremendous stress trying to find school places for children; health provision cannot cope with demand.

It seems extraordinary planners do not question the doctrine of constant growth and ever increasing profits. Continuing overdevelopment of this already overdeveloped area would further

damage the future of Camden and the experience of life and opportunities in the future for its residents, the very things it should be the privilege of planners to protect and enhance.

Faithfully,

G. Croft