

## Camley Street Neighbourhood Forum

Camley Street Neighbourhood Forum was designated by Camden Council as the Neighbourhood Forum for a Forum Area that includes Camley Street on 21<sup>st</sup> February 2014.

### Deputation: Planning Application 2014/4381/P for 102 Camley Street

CSNF (Camley Street Neighbourhood Forum) welcomes proposals to redevelop 102 Camley Street but is not in support of this application.

Although many of the concerns we initially raised in response to this application have been clarified/answered by the planning officer in the 'Officer Report' notes for this meeting, we still find ourselves unable to agree with the proposed redevelopment.

Our primary concern is that:

All of the eastern side of Camley Street north of the railway bridge is currently used for light industrial activities and our ambition for the future development of that area is that the emphasis should remain firmly on business use and employment. This is not to preclude housing entirely, merely that the majority of space be used for employment. Unfortunately this development places too much emphasis on residential development. It does not support enough employment or business use.

Negative consequences of this are:

1. This application as proposed will result in a loss of 1008sqm of B8 business space and replace it with 1530sqm general use B1 space. The previous occupant was a food distribution business employing local workers and the replacement employment is likely to be office workers who commute greater distances into work which will change the employment profile in Camley Street (and hence Camden) and place more demand on local transport, TFL facilities and other services.
2. The development as proposed places a large number of residential units overlooking the railway tracks. We think this land is better suited to business use so that people in their homes are not continually exposed to noise and vibration from passing trains.
3. The way the northern end of the site has been designed makes it look as if a companion building is planned for the adjacent site at 104 Camley Street (currently occupied by HP). Although no application has yet been made for this it will represent another change in the employment profile in Camley Street should that transpire.

Our other concerns are:

4. Although the total amount of business space will increase, it is not clear what guarantee there is that it will remain in business use for the long term. We are concerned that after a small number of years it will be converted to residential space resulting in even more pressure on local services – without any compensating 106 funding.
5. The proportion of 'affordable' and shared ownership housing in the current plan is disappointingly low. The viability report that justifies this low proportion has not been made public (it certainly has not been made available to CSNF).
6. There is unnecessary internal partitioning between the various types residential units: private, shared ownership, affordable. This stigmatises some occupants over others and works against neighbourhood and social cohesion.

7. Green issues and sustainability:
  - a. There is a green/planted roof planned but no detail about how deep the soil is or how it will survive through hot summers.
  - b. Wind energy is not mentioned. The roof would seem a good location.
  - c. Rainwater collection (for watering the green roof?) not mentioned.

Other matters:

- a) Several letters of support for this application compare it to the recent development at 103 Camley Street and mention the inclusion of 'business incubator space' for new businesses and start-ups spinning out of nearby universities and research institutes. CSNF merely wishes to point out that there is no equivalent 'business incubator space' in 101 and that any support given on that basis is mistaken. We feel this is a regrettable omission and would welcome any effort to incorporate 'business incubator' initiatives into the redevelopment of 102 Camley Street.
- b) The questionnaire issued by YourShout to gather evidence of support for this proposal and the way the responses are presented in the 'Statement of Community Involvement' is misleading. The questionnaire consisted of a list of generic statements that few people would fail to agree with and had little if anything to do with the proposed development itself. The YourShout questions were:
  - 1) Do you support the principle of regenerating the site?
  - 2) Do you support the increased access to public amenity space, landscaping and the canal frontage the scheme will deliver?
  - 3) Do you support the increased access routes to the canal and the improved lighting, public safety and security that the scheme will deliver?
  - 4) Do you support the mixed use development including the provision of on-site affordable housing for local people?
  - 5) Do you support the increased provision of flexible employment space that will be delivered for small and medium sized businesses?
  - 6) Do you support a new pedestrian canal bridge from 103 Camley Street to the corner of Granary Street?
  - 7) Do you currently use a car or public transport as your principle (sic) means of transport?
  - 8) Are you interested in purchasing a flat or renting business space within the proposed scheme?

Plainly any analysis that interprets answers to these questions as being in 'support' of the proposed development is flawed.