

Comments Form

Name Rohat Cellali-Sik (Mr)

Address 154 Camden Street, London NW1 9PA

Planning application number 2014/7908/P

Planning application address 140-146 Camden Street, London NW1 9PF

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

My concerns would only be that the development would still respect the street appearance and environment.

I would object if the development front (upon Camden Street) was out of line with the rest of the street i.e. sticking out too much, more than current properties. I would also hope that the development would not be too high and block light on adjacent properties, this would be distasteful and inconsiderate. With so many residential properties included, I also feel this does not respect the privacy of current neighbours - the area could feel rather congested. This should be considered please.

Thank you

Please continue on extra sheets if you wish

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7908/P	Edward Luthehinson	21 Ivor Street London NW1 9PJ	12/01/2015 11:57:14 OJB		<p>I write to object to the proposed development reference: 2014/7908/P. Background</p> <p>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 in its use.</p> <p>The proposed building is a full basement rising to 8-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).</p> <p>Area Appraisal</p> <p>Shirley House (31P 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".</p> <p>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.</p> <p>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.</p> <p>New Development Issues</p> <p>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.</p> <p>The currently proposed Block C tower is eight storeys in height, and is shown exceeding the Shirley House parapet height of 52.23. We believe the level of the Shirley House parapet (52.23) is already established as a Planning Principle in this location so any new development should not exceed this.</p> <p>The reduction in height has reduced the amount of daylight and sunlight being "blocked" by this new development and with a few exceptions this scheme meets all of the Building Research Establishments" (BRE) Guidelines, at least in terms of simple numbers. What is hidden by such a report is the qualitative impacts of these reductions. For instance the number of sunlight hours, especially in winter, may meet the guidelines, the fact that the "best" hours, say between 11.00am and 2.00pm, are lost is not made clear and has a negative impact on neighbouring properties.</p> <p>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 Canal side development.</p> <p>There are still a very small number of social housing units in the proposals with no lift being proposed</p>

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2014/7908/P	Jean Hutchinson	21 Ivor Street London NW1 9PJ	12/01/2015 11:58:22 OBIJ		to this block (except the internal lift to the wheelchair accessible unit) and no access to amenity space. 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 community clearly has a different opinion. I urge you to reject this application as it currently stands.