



2A Bonny Street,
London NW1 9PG

The Development Management Team
London Borough of Camden
Town Hall Extension
Argyle Street
London WC1H 8ND

1 February 2015

Dear Mr MacDougall

Application Ref. No. 2014/7908/P

140-146 Camden Street, London NW1 9PF

1. The current set of plans were submitted to the London Borough of Camden (LBC) without any pre-submission public consultation.
2. The plans disregard, and are wholly at variance with, the principles applied by LBC over the refurbishment of Microtime / Pulse House, Bonny Street (now subdivided and called 55 Regent's Canalside and Morgan House, Bonny Street. These principles upheld and confirmed generally accepted ideas about mass, density, height and building materials. Why are these principles applied to premises only just finished not being followed in the property immediately adjoining them?
3. Why when commercial space has been eliminated entirely in recent developments in the area, with the exception of a coffee shop in Regent's Canalside, has it been kept here?
4. When the LBC agreed to the construction of Regent's Canalside concern was voiced by it about the inappropriate use of Shirley House on the other side of Regent's Canal by other developers at a later date. The designs allow for a taller building contrary to previously expressed concern.
5. The scale of the development is excessive against any building in its immediate vicinity. In particular, Block A is two floors higher than Morgan House, and a full level taller than the listed buildings to the east.
6. The reduction in access to daylight and sunlight will create areas of permanent shadow. This is unacceptable.

Please on behalf of those living and working on Bonny Street and its neighbourhood ask the developer to reconsider and revise these decidedly unsatisfactory designs.

With thanks,

Antonio De Gregorio