

Muthoora, Leela

From: McDougall, Alex
Sent: 24 February 2015 16:54
To: Planning
Subject: FW: 140-146 Camden Street - Planning Application 2014/7908/P

Please log the below objection.

Thank you

Alex McDougall
Senior Planning Officer

Telephone: 0207 974 2053

From: Anthony Richardson [mailto: [REDACTED]]
Sent: 24 February 2015 16:11
To: McDougall, Alex
Subject: FW: 140-146 Camden Street - Planning Application 2014/7908/P

Regards

Anthony Richardson

M: 07808 159 552

ARP ANTHONY RICHARDSON AND PARTNERS tel: 020 7485 0991
ARCHITECTS AND QUANTITY SURVEYORS fax: 020 7482 4622
31 OVAL ROAD CAMDEN TOWN LONDON NW1 7EA mail@arparchitects.co.uk
www.arparchitects.co.uk

The information contained in this email is intended only for the individual or entity to whom it is addressed. It may contain privileged or confidential information and if you are not the intended recipient you must not copy or distribute the information or use it or take any action in reliance on it. If you receive this email in error, please notify us immediately by email. Please also destroy and delete this message from your computer. Attachments are opened at your own risk and you are advised to scan incoming mail for viruses before opening any attached files. We give no guarantee that any communication is virus-free and accept no responsibility for virus contamination or other system loss or damage of any kind.

From: Anthony Richardson
Sent: 24 February 2015 15:53
To: 'alex.mcdougall@camden.gov.uk'
Subject: FW: 140-146 Camden Street - Planning Application 2014/7908/P

Please find below comments on this proposal

Regards

Anthony Richardson

M: 07808 159 552

Chair RCCAAC

ARP ANTHONY RICHARDSON AND PARTNERS tel: 020 7485 0991
ARCHITECTS AND QUANTITY SURVEYORS fax: 020 7482 4622
31 OVAL ROAD CAMDEN TOWN LONDON NW1 7EA mail@arparchitects.co.uk
www.arparchitects.co.uk

The information contained in this email is intended only for the individual or entity to whom it is addressed. It may contain privileged or confidential information and if you are not the intended recipient you must not copy or distribute the information or use it or take any action in reliance on it. If you receive this email in error, please notify us immediately by email. Please also destroy and delete this message from your computer. Attachments are opened at your own risk and you are advised to scan incoming mail for viruses before opening any attached files. We give no guarantee that any communication is virus-free and accept no responsibility for virus contamination or other system loss or damage of any kind.

From: Anthony Richardson
Sent: 09 February 2015 12:38
To: 'Peter Clapp'; 'Cllr. Pat Callaghan'; [REDACTED]

'Will Fulford'
Subject: RE: 140-146 Camden Street - Planning Application 2014/7908/P

Dear Sir

The Regents Canal C.A. (myself and Peter Darley) had a meeting at the architect's office on 22nd January . We had previously objected (in 2013 ?) that the proposal was too high ; in respect of the blocks on Camden Street and Bonny Street where they should be the same height as the adjoining terraces and in respect of the high block ,the same as Twyman House .

We were shown current drawings and models of the proposal

We noted the following points :

- 1) We repeated our objection to the height of blocks as being inappropriate in the C.A . but were told that the Council had accepted this .
- 2) We said the proposal was too dense on the site and did not have appropriately designed open space (the roof gardens have 100mm soil depth –inadequate for any substantial planting .
- 3) We noted that the environment ,particularly for lighting , for the commercial spaces was very poor .We noted that this could be ameliorated by demolishing the bridge from the Met . Transport Police block which is (we understand) leased from Camden . This would reveal the earlier brick arch of the road bridge .
- 4) We noted that the Towpath is very narrow and could be extended round the corner . Collaboration with the CRT would be beneficial .
- 5) We asked about the design of planting to the narrow strip of earth between the applicants site and the towpath
- 6) We asked about ventilation plant exhausts onto the tow path and pointed out that these were an increasingly unpleasant feature of using the towpath . The applicants did not have any information about what air was being vented through their equipment .
- 7) We noted that new lighting had been installed for Twyman House on the towpath . No body seemed clear who had provided this lighting –which extends onto the Applicant's site too.

We hoped that there could be a coordinated approach to extending this design .

We had an impression that the project needed more consultation with the Council and CRT .

Regards

Anthony Richardson

[REDACTED]
Chair . Regents Canal CAAC

ARP ANTHONY RICHARDSON AND PARTNERS tel: 020 7485 0991
ARCHITECTS AND QUANTITY SURVEYORS fax: 020 7482 4622
31 OVAL ROAD CAMDEN TOWN LONDON NW1 7EA mail@arparchitects.co.uk
www.arparchitects.co.uk

The information contained in this email is intended only for the individual or entity to whom it is addressed. It may contain privileged or confidential information and if you are not the intended recipient you must not copy or distribute the information or use it or take any action in reliance on it. If you receive this email in error, please notify us immediately by email. Please also destroy and delete this message from your computer. Attachments are opened at your own risk and you are advised to scan incoming mail for viruses before opening any attached files. We give no guarantee that any communication is virus-free and accept no responsibility for virus contamination or other system loss or damage of any kind.

From: Peter Clapp [REDACTED]
Sent: 09 February 2015 11:46

[REDACTED] [n.com](#);
Subject: 140-146 Camden Street - Planning Application 2014/7908/P

Dear Pat and Richard

The developers for the above held a "drop in session" at Castlehaven Community Centre last Thursday, 5th February, from 6.0PM until 7.30. This was a little late, for Public Consultation, as their Planning Application was submitted just before Christmas. The event was nevertheless well attended by a large number of local residents, who share a common view that this development is still too large both in height and mass. As one illustration, the height of the main block (Block C) has been reduced by one storey, but is still **half a storey higher than Shirley House**, the British Transport Police HQ. In their Townscape/Heritage & Visual Impact Statement, they say that Camden's Officers asked that the height be reduced, but argue that Shirley House is in any event "an arbitrary Height". Indeed their whole report has a very arrogant tone, rather rubbishing Squire & Partners restrained building at Regents Canalside and promising something of higher quality, certainly not something witnessed by the drawings, with such touches as "Burnished Brass sliding screens" to all the balconies!

You may recall when we brought a deputation to the Planning Committee on Twyman House (now Regents Canalside) that the height was reduced at committee, such that it aligned with Shirley House.

We know that you are extremely busy, but wonder if you would be able to request a meeting with the Planning Officer Alex Mc Dougal, so that we may express our views BEFORE the report to Committee is written? I think you know us as responsible people, not opposed to redevelopment of the site, but carried out in a way that truly enhances this Conservation Area.

I look forward to hearing from you.
Kind regards
Peter (Clapp)