

3 Bonny Street  
London NW1 9PE

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

6 February 2015

Dear Mr MacDougall

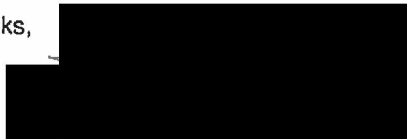
**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

This development is poor and ill-conceived.

1. The current set of plans were submitted to the London Borough of Camden (LBC) without any public consultation beforehand.
2. The plans disregard 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). Why are these principles applied to Microtime / Pulse House within the the last three years not automatically adopted for an immediately adjacent property?
3. There is a surplus of office space in the area. Elsewhere in the vicinity this surplus has been systematically eroded, if not eliminated.
4. The scale of the development is excessive against any building in its immediate vicinity. In particular, Block C rises above Shirley House on the other side of Regent's Canal. Also, Block A is two floors higher than Morgan House, and a full level taller than the listed buildings to the east.
5. The reduction in access to daylight and sunlight will create areas of permanent shadow on Bonny Street.
6. The development allows an opportunity to remedy and improve an unsafe stretch of tow path beside the Regent's Canal at the Camden Street bridge, but this has been totally ignored.

Please reject these plans and instruct the developer to address the issues outlined here.

With thanks,

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.

**Joan O'Connor**



15 Bonny Street  
London NW1 9PE

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

7 February 2015

Dear Sir

**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

As someone who has lived on Bonny Street for over 60 years I am deeply shaken by the plans for the redevelopment of 140-146 Camden Street.

The proposed buildings dwarf all the houses on Bonny Street.

The proposed plans are out of place, and clash with all the houses and other properties on the street. They seriously detract from the area. The quality of life in the street will be seriously damaged.

Little thought has been given to the provision of public utilities and services. For example, the collection of rubbish will be a serious nuisance to the residents of the street whenever it occurs.

Please do not accept these plans.

With thanks,

**Michael O'Hara**



Flat 1 Highstone Mansions, 84 Camden Road, London NW1 9DY

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

30<sup>th</sup> January 2015

Dear Alex MacDougall

**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

At the hearing when permission for the Twyman House redevelopment was given, it was stipulated that Regent's Canalside should not exceed in height the adjoining Shirley House. No building in the immediate future was to be erected higher than Highstone Mansions (where I live), Regent's Canalside and Shirley House. This stipulation has been disregarded in the plans recently submitted.

The mass, height, density and building materials of the development are inappropriate for the area.

The demolition of 140-146 Camden Street and the redevelopment of the site allows an opportunity for the unattractive and dangerous stretch of tow path beside Camden Street bridge to be remedied. No attempt has been made to address these issues. Not to do so would be to the architectural and social detriment of the area. Please urge the developer to grasp the chance for major improvement.

With thanks

PIERS MILLER

Flat 1 Highstone Mansions, 84 Camden Road, London NW1 9DY

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

30<sup>th</sup> January 2015

Dear Alex MacDougall

**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

At the hearing when permission for the Twyman House redevelopment was given, it was stipulated that Regent's Canalside should not exceed in height the adjoining Shirley House. No building in the immediate future was to be erected higher than Highstone Mansions (where I live), Regent's Canalside and Shirley House. This stipulation has been disregarded in the plans recently submitted.

The mass, height, density and building materials of the development are inappropriate for the area.

The demolition of 140-146 Camden Street and the redevelopment of the site allows an opportunity for the unattractive and dangerous stretch of tow path beside Camden Street bridge to be remedied. No attempt has been made to address these issues. Not to do so would be to the architectural and social detriment of the area. Please urge the developer to grasp the chance for major improvement.

With thanks,



LOUISE CUTTLE.

*Flat 6 Highstone Mansions, 84 Camden Road, London NW1 9DY*

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

31<sup>st</sup> January 2015

Dear Alex MacDougall

**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

At the hearing when permission for the Twyman House redevelopment was given, it was stipulated that Regent's Canalside should not exceed in height the adjoining Shirley House. No building in the immediate future was to be erected higher than Highstone Mansions (where I live), Regent's Canalside and Shirley House. This stipulation has been disregarded in the plans recently submitted.

The mass, height, density and building materials of the development are inappropriate for the area.

The demolition of 140-146 Camden Street and the redevelopment of the site allows an opportunity for the unattractive and dangerous stretch of tow path beside Camden Street bridge to be remedied. No attempt has been made to address these issues. Not to do so would be to the architectural and social detriment of the area. Please urge the developer to grasp the chance for major improvement.

With thanks,



CHRIS McDONALD

*Flat 18 Highstone Mansions, 84 Camden Road, London NW1 9DY*

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

31<sup>st</sup> January 2015

Dear Alex MacDougall

**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

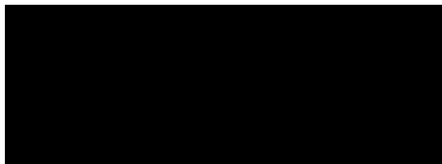
At the hearing when permission for the Twyman House redevelopment was given, it was stipulated that Regent's Canalside should not exceed in height the adjoining Shirley House. No building in the immediate future was to be erected higher than Highstone Mansions (where I live), Regent's Canalside and Shirley House. This stipulation has been disregarded in the plans recently submitted.

The mass, height, density and building materials of the development are inappropriate for the area.

The demolition of 140-146 Camden Street and the redevelopment of the site allows an opportunity for the unattractive and dangerous stretch of tow path beside Camden Street bridge to be remedied. No attempt has been made to address these issues. Not to do so would be to the architectural and social detriment of the area. Please urge the developer to grasp the chance for major improvement.

With thanks,

SYLVAIN BERTRAND



*Flat 20 Highstone Mansions, 84 Camden Road, London NW1 9DY*

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

26<sup>th</sup> January 2015

Dear Alex MacDougall

**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

At the hearing when permission for the Twyman House redevelopment was given, it was stipulated that Regent's Canalside should not exceed in height the adjoining Shirley House. No building in the immediate future was to be erected higher than Highstone Mansions (where I live), Regent's Canalside and Shirley House. This stipulation has been disregarded in the plans recently submitted.

The mass, height, density and building materials of the development are inappropriate for the area.

The demolition of 140-146 Camden Street and the redevelopment of the site allows an opportunity for the unattractive and dangerous stretch of tow path beside Camden Street bridge to be remedied. No attempt has been made to address these issues. Not to do so would be to the architectural and social detriment of the area. Please urge the developer to grasp the chance for major improvement.

With thanks



*Pue San Lam*

Flat 2<sup>3</sup> Highstone Mansions, 84 Camden Road, London NW1 9DY

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

26<sup>th</sup> January 2015

Dear Alex MacDougall

**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

At the hearing when permission for the Twyman House redevelopment was given, it was stipulated that Regent's Canalside should not exceed in height the adjoining Shirley House. No building in the immediate future was to be erected higher than Highstone Mansions (where I live), Regent's Canalside and Shirley House. This stipulation has been disregarded in the plans recently submitted.

The mass, height, density and building materials of the development are inappropriate for the area.

The demolition of 140-146 Camden Street and the redevelopment of the site allows an opportunity for the unattractive and dangerous stretch of tow path beside Camden Street bridge to be remedied. No attempt has been made to address these issues. Not to do so would be to the architectural and social detriment of the area. Please urge the developer to grasp the chance for major improvement.

With thanks,



ROSAMOND MISLIN



*Flat 2 Highstone Mansions, 84 Camden Road, London NW1 9DY*

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

29<sup>th</sup> January 2015

Dear Alex MacDougall

**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

At the hearing when permission for the Twyman House redevelopment was given, it was stipulated that Regent's Canalside should not exceed in height the adjoining Shirley House. No building in the immediate future was to be erected higher than Highstone Mansions (where I live), Regent's Canalside and Shirley House. This stipulation has been disregarded in the plans recently submitted.

The mass, height, density and building materials of the development are inappropriate for the area.

The demolition of 140-146 Camden Street and the redevelopment of the site allows an opportunity for the unattractive and dangerous stretch of tow path beside Camden Street bridge to be remedied. No attempt has been made to address these issues. Not to do so would be to the architectural and social detriment of the area. Please urge the developer to grasp the chance for major improvement.

With thanks,

ARTUR LEWANDOWSKI.



26

Flat Highstone Mansions, 84 Camden Road, London NW1 9DY

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

27 January 2015

Dear Alex MacDougall

**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

At the hearing when permission for the Twyman House redevelopment was given, it was stipulated that Regent's Canalside should not exceed in height the adjoining Shirley House. No building in the immediate future was to be erected higher than Highstone Mansions (where I live), Regent's Canalside and Shirley House. This stipulation has been disregarded in the plans recently submitted.

The mass, height, density and building materials of the development are inappropriate for the area.

The demolition of 140-146 Camden Street and the redevelopment of the site allows an opportunity for the unattractive and dangerous stretch of tow path beside Camden Street bridge to be remedied. No attempt has been made to address these issues. Not to do so would be to the architectural and social detriment of the area. Please urge the developer to grasp the chance for major improvement.

With thanks,



UREKTA D FONSECA .

Flat 26 Highstone Mansions, 84 Camden Road, London NW1 9DY

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

27<sup>th</sup> January 2015

Dear Alex MacDougall

**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

At the hearing when permission for the Twyman House redevelopment was given, it was stipulated that Regent's Canalside should not exceed in height the adjoining Shirley House. No building in the immediate future was to be erected higher than Highstone Mansions (where I live), Regent's Canalside and Shirley House. This stipulation has been disregarded in the plans recently submitted.

The mass, height, density and building materials of the development are inappropriate for the area.

The demolition of 140-146 Camden Street and the redevelopment of the site allows an opportunity for the unattractive and dangerous stretch of tow path beside Camden Street bridge to be remedied. No attempt has been made to address these issues. Not to do so would be to the architectural and social detriment of the area. Please urge the developer to grasp the chance for major improvement.

With thanks,

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.

**DANIEL COLLADA.**



Flat 2 Highstone Mansions, 84 Camden Road, London NW1 9DY

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

29<sup>th</sup> January 2015

Dear Alex MacDougall

**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

At the hearing when permission for the Twyman House redevelopment was given, it was stipulated that Regent's Canalside should not exceed in height the adjoining Shirley House. No building in the immediate future was to be erected higher than Highstone Mansions (where I live), Regent's Canalside and Shirley House. This stipulation has been disregarded in the plans recently submitted.

The mass, height, density and building materials of the development are inappropriate for the area.

The demolition of 140-146 Camden Street and the redevelopment of the site allows an opportunity for the unattractive and dangerous stretch of tow path beside Camden Street bridge to be remedied. No attempt has been made to address these issues. Not to do so would be to the architectural and social detriment of the area. Please urge the developer to grasp the chance for major improvement.

With thanks,

  
HOLLY THOMPSON

*Flat 2 Highstone Mansions, 84 Camden Road, London NW1 9DY*

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

29 January 2015

Dear Alex MacDougall

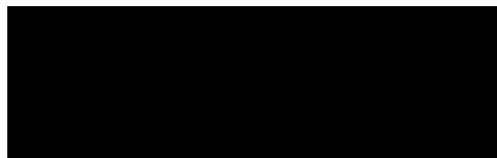
**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

At the hearing when permission for the Twyman House redevelopment was given, it was stipulated that Regent's Canalside should not exceed in height the adjoining Shirley House. No building in the immediate future was to be erected higher than Highstone Mansions (where I live), Regent's Canalside and Shirley House. This stipulation has been disregarded in the plans recently submitted.

The mass, height, density and building materials of the development are inappropriate for the area.

The demolition of 140-146 Camden Street and the redevelopment of the site allows an opportunity for the unattractive and dangerous stretch of tow path beside Camden Street bridge to be remedied. No attempt has been made to address these issues. Not to do so would be to the architectural and social detriment of the area. Please urge the developer to grasp the chance for major improvement.

With thanks,



TABITHA MILLETT

*Flat 4 Highstone Mansions, 84 Camden Road, London NW1 9DY*

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

31<sup>st</sup> January 2015

Dear Alex MacDougall

**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

At the hearing when permission for the Twyman House redevelopment was given, it was stipulated that Regent's Canalside should not exceed in height the adjoining Shirley House. No building in the immediate future was to be erected higher than Highstone Mansions (where I live), Regent's Canalside and Shirley House. This stipulation has been disregarded in the plans recently submitted.

The mass, height, density and building materials of the development are inappropriate for the area.

The demolition of 140-146 Camden Street and the redevelopment of the site allows an opportunity for the unattractive and dangerous stretch of tow path beside Camden Street bridge to be remedied. No attempt has been made to address these issues. Not to do so would be to the architectural and social detriment of the area. Please urge the developer to grasp the chance for major improvement.

With thanks,



M VOASE

J PALMER

Flat 4 Highstone Mansions, 84 Camden Road, London NW1 9DY

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

30 January 2015

Dear Alex MacDougall

**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

At the hearing when permission for the Twyman House redevelopment was given, it was stipulated that Regent's Canalside should not exceed in height the adjoining Shirley House. No building in the immediate future was to be erected higher than Highstone Mansions (where I live), Regent's Canalside and Shirley House. This stipulation has been disregarded in the plans recently submitted.

The mass, height, density and building materials of the development are inappropriate for the area.

The demolition of 140-146 Camden Street and the redevelopment of the site allows an opportunity for the unattractive and dangerous stretch of tow path beside Camden Street bridge to be remedied. No attempt has been made to address these issues. Not to do so would be to the architectural and social detriment of the area. Please urge the developer to grasp the chance for major improvement.

With thanks,



Caroline DE LANNOY

Flat 43 Highstone Mansions, 84 Camden Road, London NW1 9DY

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

29 January 2015

Dear Alex MacDougall

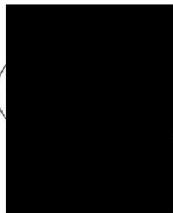
**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

At the hearing when permission for the Twyman House redevelopment was given, it was stipulated that Regent's Canalside should not exceed in height the adjoining Shirley House. No building in the immediate future was to be erected higher than Highstone Mansions (where I live), Regent's Canalside and Shirley House. This stipulation has been disregarded in the plans recently submitted.

The mass, height, density and building materials of the development are inappropriate for the area.

The demolition of 140-146 Camden Street and the redevelopment of the site allows an opportunity for the unattractive and dangerous stretch of tow path beside Camden Street bridge to be remedied. No attempt has been made to address these issues. Not to do so would be to the architectural and social detriment of the area. Please urge the developer to grasp the chance for major improvement.

With thanks,



(MS SIMONE BYRNE)



*Flat 5 Highstone Mansions, 84 Camden Road, London NW1 9DY*

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

29 January 2015

Dear Alex MacDougall

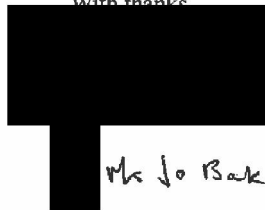
**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

At the hearing when permission for the Twyman House redevelopment was given, it was stipulated that Regent's Canalside should not exceed in height the adjoining Shirley House. No building in the immediate future was to be erected higher than Highstone Mansions (where I live), Regent's Canalside and Shirley House. This stipulation has been disregarded in the plans recently submitted.

The mass, height, density and building materials of the development are inappropriate for the area.

The demolition of 140-146 Camden Street and the redevelopment of the site allows an opportunity for the unattractive and dangerous stretch of tow path beside Camden Street bridge to be remedied. No attempt has been made to address these issues. Not to do so would be to the architectural and social detriment of the area. Please urge the developer to grasp the chance for major improvement.

With thanks

A large black rectangular redaction box covers the signature area. Below the box, the name 'Mr Jo Baker' is handwritten in black ink.

Mr Jo Baker.

Flat 5 Highstone Mansions, 84 Camden Road, London NW1 9DY

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

29<sup>th</sup> January 2015

Dear Alex MacDougall

**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

At the hearing when permission for the Twyman House redevelopment was given, it was stipulated that Regent's Canalside should not exceed in height the adjoining Shirley House. No building in the immediate future was to be erected higher than Highstone Mansions (where I live), Regent's Canalside and Shirley House. This stipulation has been disregarded in the plans recently submitted.

The mass, height, density and building materials of the development are inappropriate for the area.

The demolition of 140-146 Camden Street and the redevelopment of the site allows an opportunity for the unattractive and dangerous stretch of tow path beside Camden Street bridge to be remedied. No attempt has been made to address these issues. Not to do so would be to the architectural and social detriment of the area. Please urge the developer to grasp the chance for major improvement.

With thanks

C. MANSBRIDGE

Flats Highstone Mansions, 84 Camden Road, London NW1 9DY

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

27<sup>th</sup> January 2015

Dear Alex MacDougall

**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

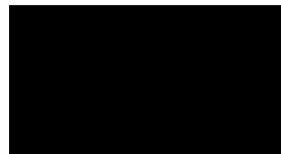
At the hearing when permission for the Twyman House redevelopment was given, it was stipulated that Regent's Canalside should not exceed in height the adjoining Shirley House. No building in the immediate future was to be erected higher than Highstone Mansions (where I live), Regent's Canalside and Shirley House. This stipulation has been disregarded in the plans recently submitted.

The mass, height, density and building materials of the development are inappropriate for the area.

The demolition of 140-146 Camden Street and the redevelopment of the site allows an opportunity for the unattractive and dangerous stretch of tow path beside Camden Street bridge to be remedied. No attempt has been made to address these issues. Not to do so would be to the architectural and social detriment of the area. Please urge the developer to grasp the chance for major improvement.

With thanks,

 Mary & Joseph.



*Flat 52 Highstone Mansions, 84 Camden Road, London NW1 9DY*

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

29 January 2015

Dear Alex MacDougall

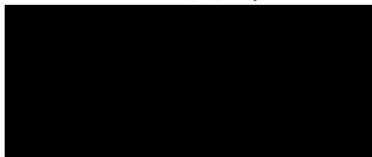
**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

At the hearing when permission for the Twyman House redevelopment was given, it was stipulated that Regent's Canalside should not exceed in height the adjoining Shirley House. No building in the immediate future was to be erected higher than Highstone Mansions (where I live), Regent's Canalside and Shirley House. This stipulation has been disregarded in the plans recently submitted.

The mass, height, density and building materials of the development are inappropriate for the area.

The demolition of 140-146 Camden Street and the redevelopment of the site allows an opportunity for the unattractive and dangerous stretch of tow path beside Camden Street bridge to be remedied. No attempt has been made to address these issues. Not to do so would be to the architectural and social detriment of the area. Please urge the developer to grasp the chance for major improvement.

With thanks,



*Mr Jarrod Baker*

Flat 6 Highstone Mansions, 84 Camden Road, London NW1 9DY

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

27~~th~~ January 2015

Dear Alex MacDougall

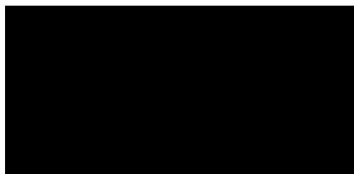
**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

At the hearing when permission for the Twyman House redevelopment was given, it was stipulated that Regent's Canalside should not exceed in height the adjoining Shirley House. No building in the immediate future was to be erected higher than Highstone Mansions (where I live), Regent's Canalside and Shirley House. This stipulation has been disregarded in the plans recently submitted.

The mass, height, density and building materials of the development are inappropriate for the area.

The demolition of 140-146 Camden Street and the redevelopment of the site allows an opportunity for the unattractive and dangerous stretch of tow path beside Camden Street bridge to be remedied. No attempt has been made to address these issues. Not to do so would be to the architectural and social detriment of the area. Please urge the developer to grasp the chance for major improvement.

With thanks,



*Flat 63, Highstone Mansions, 84 Camden Road, London NW1 9DY*

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

26 January 2015

Dear Alex MacDougall

**Application Ref. No. 2014/7908/P**  
**140-146 Camden Street, London NW1 9PF**

The plans submitted just before Christmas 2014 raise a number of serious problems:

1. They take no account of the London Borough of Camden's planning committee directive that no buildings in the area should surpass Shirley House in height. Regent's Canalside abutting the premises and recently completed by Taylor Wimpey abided by this directive.
2. They do not address the concerns reiterated by the neighbourhood as to mass, height, density and building materials.
3. They give the impression of a cut-and-paste job failing to realise the potential of the site.
4. The frontage onto Regent's Canal tow path at an highly unattractive and dangerous stretch does nothing to improve and remedy the situation. The opportunity to do so should not be missed.

Please ask the developer to take on board these points and re-submit the plans taking them into account.

With thanks

  
Tom Nicol