

From: Lee Wilshire [REDACTED]
Sent: 28 September 2015 18:01
To: Planning; Moran, Kathryn
Subject: Objection to Planning Ref 2015/4774

Dear Kathryn,

I am writing to object to the proposed restaurant extension in the plans for Dead Dog Basin. I realise this is after the formal consultation period however I understand that you are minded to consider all comments up to the decision date. I apologise for this lateness as I have been on holiday.

I fully support the idea of opening up the basin, brightening it up, and bringing it back to life. If its overall shape is left intact then there will be numerous opportunities to integrate it with the rest of the market, but these opportunities would be lost forever if permission is granted for covering such a large area of the water surface. Please instruct the designers to withdraw this feature and to replace it with a less intrusive structure.

This initial design would reduce the capacity of the basin by an unacceptable amount and would cancel out its benefits both visually and as a waterway resource. Furthermore it is counter to Blue Ribbon Network Policies as set out in the London Plan. The development would give access to the waterway but only in the most superficial way and fails to realise the potential that the basin has as a unique structure not only within in London but one of very few structures nationally which represent such integration between rail and canal which were in many cases historical rivals.

Without wishing to present my own viewpoint on the proposal I would argue that any development should require an independently assessed viability assessment for use of the basin as a functional wharf before any development which would prevent this usage takes place - this would be in line with the broad principles of the Blue Ribbon Network policies and would prevent what could be a valuable environmentally friendly asset being lost.

Whilst this is not the only potential use of the basin, one use which to me seems sensible to at least consider is the use of the basin as part of the waste strategy for the market. This use would not see the basin restored as a tourist attraction but more helpfully as an environmentally friendly working wharf removing numerous vehicles from the road. Camden market produces a huge volume of waste which is currently transported by road - the basin and the configuration of the canal presents an opportunity to remove all of this waste by water with minimal double handling which is often the factor which makes water-borne freight uneconomical. Because of the lock free route from the site to the Powerday waste handling facility at Old Oak Wharf in Willesden up to 100 tonnes of waste (about 200 large 1100L EUROBINS or around 20 bin lorry loads of waste) could be carried by a single barge to the site in 90 minutes or so. This is obviously subject to a suitable vessel being available however I can say from my own

experience with working with Canal & River Trust that suitable sorts of vessels are available and currently under utilised.

I appreciate that this is a very specific response to an application but I hope as an example it presents the broader issue with the loss of the basin space without due consideration for more appropriate uses of the space and it's potential to play a far more beneficial role in not only the application scheme itself but for the surrounding urban context and for local residents too.

Best Regards

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