

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6311/P	Fiona Russell	26 Reachview Close London NW1 0TY	19/12/2016 00:48:57	COMMNT	<p>I oppose the changes to the plans and the development as a whole, for the following reasons:</p> <p>1. HEIGHT AND SIZE: No 101 Camley Street partly falls within the Regent's Canal Conservation area and the development does not take into account the Regent's Canal Conservation Area appraisal: 'It is the Council's intention to conserve and enhance the existing character of the canal.' The height of the buildings will create an oppressive sense of enclosure on what is a very narrow part of the canal, a site historically occupied by low buildings, thereby harming the setting of a designated heritage asset. The Urbanest building on the opposite side of the canal should be seen in isolation, and 101 Camley Street should not match it in height for any 'design' reasons. Despite its height, Urbanest is fairly innocuous given that there is a high canal wall at towpath level, it doesn't block the sun, and your eye is drawn to the opposite side of the canal (ie 101 Camley Street). The height of the buildings will spoil the view walking towards King's Cross as well as the far-reaching views from further along the canal at College Street Bridge, while the addition of a new bridge will clutter the canal; given that there is another new bridge planned a few minutes' walk away, near St Pancras Lock, this seems unnecessary and will create further dangerous cycling traffic on the canal if used as a cut-through.</p> <p>2. OVERSHADOWING: The towpath leading from Camden Road to the Oblique Bridge is generally a very sunny and pleasant stretch. This development will cast it in shade and therefore affect the wellbeing of those who use the canal. DP26: 'The Council will protect the quality of life of... neighbours by only granting permission for development that does not cause harm to amenity.' The developer's sunlight report shows the negative impact it will have.</p> <p>3. BIODIVERSITY: The canal in the area of 101 Camley Street is currently very green and tree-lined. The development will result in a further loss of trees to the canal in this vicinity – a whole area has recently been cleared of trees next to St Pancras Lock to make way for the aforementioned new footbridge. The felling of trees alters the characteristics of the canal, creating a hard landscape.</p> <p>4. THE BLUE RIBBON NETWORK: The Regent's Canal is part of London's Blue Ribbon Network policy, and as such the development should support 'those uses and activities that require a water or waterside location.' There are moorings opposite and alongside 101 Camley Street. The loss of moorings and overshadowing will have a negative impact on canal-boat users or those who live on the canal.</p> <p>Conclusion There is little public benefit in this development. Even with the revisions to the plans, it negatively impacts the wellbeing of those who use the canal for leisure. This is in large part because of the height of the buildings and the ensuing loss of sky, sunlight, greenery and views.</p>