

Camden Council Planning Department
2nd Floor
5 St Pancras Square
c/o Judd Street
London WC1H 9JE

22 March 2017

By email to: planning@camden.gov.uk

Dear Sir/Madam,

Objection to Planning Application No 2017/1230/P

I would like most strongly to object to the above, revised planning application by One Housing for the development of Bangor Wharf.

I did not object to the first application but as this one is actually significantly worse than the previous, rejected application, and I am so upset about it, I feel I have no alternative. I understand that development must happen but it must, surely, be reasonable and an improvement rather than a worsening of the surrounding areas.

1. The **height, scale and massing** of the development is completely out of character with the surroundings and would be incredibly overbearing on the neighbourhood between the two surrounding bridges. I strongly believe any development should be restricted to a maximum of four storeys in line with the neighbouring buildings.
2. The application shows no respect at all for the **character** of the surrounding area, surely in contravention of DP24.12, including ruining the historic unbroken roofline of Royal College Street. Again, restricting to four storeys would deal with this in my view.
3. The proposed development will negatively affect **local biodiversity**. It will close in one of the few open areas of the canal, severely restricting sunlight on the canal and adversely affecting the local wildlife. I have personally watched many species of waterfowl living and breeding on this precise stretch and they are here purely because of the open nature of this stretch of canal. Mute swans, Canada geese, moorhens, mallards, coots, tufted ducks, mandarin ducks, a grey heron, cormorants, and even a kingfisher all use this stretch, and would all be driven away by such a massive development. I would also point out that these species still cling on here despite One Housing's underhand removal of the floating nesting platforms.
4. The canal and Reachview Close would cause a significant **unhealthy** reduction in sunlight if this development went ahead. It is already the case that Londoners are prone to vitamin D deficiency and to depression from lack of light. I, and many others, often sit on the opposite side of the canal to get some sunshine, which would no longer be possible were this development to proceed. This would exacerbate that and negatively impact the health of

residents and visitors. Again, a four-storey limit would be a reasonable compromise and at least allow some sunshine onto the canal and the opposite canal bank.

5. The supposedly public space included in the proposal is a dark dead-end that would be shaded at all times. It would be a most unattractive, unpopular area of **no benefit to the public realm**.
6. The developer has ignored the results of their consultation on their previous proposals and have not consulted at all this time, claiming the proposal is similar. Given the previous objections were often about height and mass, to come back with a proposal that is even higher shows a complete **disregard of the consultation process**.

In summary, I believe this proposal ignores the nature of the conservation area and the surrounding buildings, it would have a strongly negative effect on the local wildlife and biodiversity, it would create an overbearing and unattractive canal-side façade that would negatively affect the public realm, it would adversely affect the health of local residents and visitors, and it completely ignores the opportunities the canal offers for transport and recreation.

I cannot express how distressed I and many of my neighbours are by this revised proposal, given how much worse it is even than the previous one. I hope you will reject this therefore and/or impose a four-storey limit on this and any further proposals.

Many thanks for your kind attention.

Yours faithfully,

AJCrompton

Andrew Crompton & Scott Twelftree
29 Reachview Close
London NW1 0TY



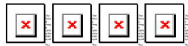
Enirayetan, Oluwaseyi

From: McClue, Jonathan
Sent: 22 March 2017 18:56
To: Planning
Subject: FW: I support the proposals for Bangor Wharf, Georgiana Street (ref: 2017/1230/P)

Please add as supporting comment to TRIM and M3

Jonathan McClue
Principal Planning Officer

Telephone: 0207 974 4908



From: Aleks Erdevicki [mailto: [REDACTED]]
Sent: 22 March 2017 15:38
To: [REDACTED]

Subject: I support the proposals for Bangor Wharf, Georgiana Street (ref: 2017/1230/P)

Name: Aleks Erdevicki

Address: 16 Georgiana street

Postcode : Nw1 0ea

I support the proposals for Bangor Wharf, Georgiana Street (ref: 2017/1230/P) : More residential properties, better usage of space.

Time: March 22, 2017 at 3:37 pm
IP Address: 213.205.251.17
Contact Form URL: <https://bangorwharf.wordpress.com/about/>
Sent by an unverified visitor to your site.

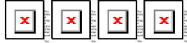
Enirayetan, Oluwaseyi

From: McClue, Jonathan
Sent: 22 March 2017 18:57
To: Planning
Subject: FW: I support the proposals for Bangor Wharf, Georgiana Street (ref: 2017/1230/P)

Please add as supporting comment to TRIM and M3

Jonathan McClue
Principal Planning Officer

Telephone: 0207 974 4908



From: Bill adams [mailto:donotreply@wordpress.com]
Sent: 22 March 2017 15:30
To: sarahw@curtinandco.com; elizabethht@curtinandco.com; lucyy@curtinandco.com;
chris.pittock@spenthorpe.co.uk; jmllership@onehousinggroup.co.uk; McClue, Jonathan
Subject: I support the proposals for Bangor Wharf, Georgiana Street (ref: 2017/1230/P)

Name: Bill adams

Address: 26 Georgiana street

Postcode : Nw1 0ea

I support the proposals for Bangor Wharf, Georgiana Street (ref: 2017/1230/P) : It's more housing for people as there's a shortage

Time: March 22, 2017 at 3:29 pm
IP Address: 213.205.251.17
Contact Form URL: <https://bangorwharf.wordpress.com/about/>
Sent by an unverified visitor to your site.

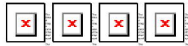
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Please add as supporting comment to TRIM and M3

Jonathan McClue
Principal Planning Officer

Telephone: 0207 974 4908



From: Wayne [mailto: [REDACTED]]
Sent: 22 March 2017 15:19

To: [REDACTED]

Subject: I support the proposals for Bangor Wharf, Georgiana Street (ref: 2017/1230/P)

Name: Wayne

Address: 36a Georgiana street

Postcode : Nw10eb

I support the proposals for Bangor Wharf, Georgiana Street (ref: 2017/1230/P) : I think it would be great for the area

Time: March 22, 2017 at 3:18 pm
IP Address: 213.205.251.17
Contact Form URL: <https://bangorwharf.wordpress.com/about/>
Sent by an unverified visitor to your site.

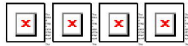
Enirayetan, Oluwaseyi

From: McClue, Jonathan
Sent: 22 March 2017 18:57
To: Planning
Subject: FW: I support the proposals for Bangor Wharf, Georgiana Street (ref: 2017/1230/P)

Please add as supporting comment to TRIM and M3

Jonathan McClue
Principal Planning Officer

Telephone: 0207 974 4908



From: Bella [mailto: [REDACTED]]
Sent: 22 March 2017 15:16
To: [REDACTED]
Subject: I support the proposals for Bangor Wharf, Georgiana Street (ref: 2017/1230/P)

Name: Bella

Address: 39a Georgiana Street
Camden

Postcode : NW1 0EB

I support the proposals for Bangor Wharf, Georgiana Street (ref: 2017/1230/P) : Yes

Time: March 22, 2017 at 3:16 pm
IP Address: 213.205.251.17
Contact Form URL: <https://bangorwharf.wordpress.com/about/>
Sent by an unverified visitor to your site.

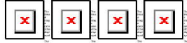
Enirayetan, Oluwaseyi

From: McClue, Jonathan
Sent: 22 March 2017 18:57
To: Planning
Subject: FW: I support the proposals for Bangor Wharf, Georgiana Street (ref: 2017/1230/P)

Please add as supporting comment to TRIM and M3

Jonathan McClue
Principal Planning Officer

Telephone: 0207 974 4908



From: Louis vause [mailto:donotreply@wordpress.com]
Sent: 22 March 2017 15:11
To: sarahw@curtinandco.com; elizabethht@curtinandco.com; lucyy@curtinandco.com;
chris.pittock@spenthorpe.co.uk; jmillership@onehousinggroup.co.uk; McClue, Jonathan
Subject: I support the proposals for Bangor Wharf, Georgiana Street (ref: 2017/1230/P)

Name: Louis vause

Address: 42a Georgiana street

Postcode : Nw1 0 eb

I support the proposals for Bangor Wharf, Georgiana Street (ref: 2017/1230/P) : Can't see anything wrong with the development. It's not too high

Time: March 22, 2017 at 3:10 pm
IP Address: 213.205.251.17
Contact Form URL: <https://bangorwharf.wordpress.com/about/>
Sent by an unverified visitor to your site.

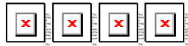
Enirayetan, Oluwaseyi

From: McClue, Jonathan
Sent: 22 March 2017 18:58
To: Planning
Subject: FW: I support the proposals for Bangor Wharf, Georgiana Street (ref: 2017/1230/P)

Please add as supporting comment to TRIM and M3

Jonathan McClue
Principal Planning Officer

Telephone: 0207 974 4908



From: Charles Bierman [mailto: [REDACTED]]
Sent: 22 March 2017 15:04
To: [REDACTED]
Subject: I support the proposals for Bangor Wharf, Georgiana Street (ref: 2017/1230/P)

Name: Charles Bierman

Address: 45 Georgiana street

Postcode : NW1 0EB

I support the proposals for Bangor Wharf, Georgiana Street (ref: 2017/1230/P) : Yes

Time: March 22, 2017 at 3:04 pm
IP Address: 213.205.251.17
Contact Form URL: <https://bangorwharf.wordpress.com/about/>
Sent by an unverified visitor to your site.

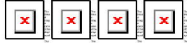
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Please add as supporting comment to TRIM and M3

Jonathan McClue
Principal Planning Officer

Telephone: 0207 974 4908



From: A Chol [mailto: [REDACTED]]

Sent: 22 March 2017 15:03

To: [REDACTED]

chr

Subject: I support the proposals for Bangor Wharf, Georgiana Street (ref: 2017/1230/P)

Name: A Chol

Address: 47 Georgiana street
London

Postcode : NW1 0EB

I support the proposals for Bangor Wharf, Georgiana Street (ref: 2017/1230/P) : Yes

Time: March 22, 2017 at 3:03 pm

IP Address: 213.205.251.133

Contact Form URL: <https://bangorwharf.wordpress.com/about/>

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