

4 Reachview Close Camden Town London NW1 0TY
[REDACTED]

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

24 March 2017

Dear Sir/Madam

Bangor Wharf: Application 2017/1230/P

We object to these proposals for the following general reasons:

1. They involve the loss of a potentially important canal-based use
2. Offices and commercial housing are not appropriate uses for this canal-side site
3. The scheme is an over-development; too much floorspace is proposed.
4. The blocks are out of scale with both Georgiana Street and Royal College Street
5. There is likely to be severe overshadowing and overlooking of the backs of the Royal College Street buildings
6. There is also likely to be severe overshadowing of the canal, at present quite open at this point, of the nature reserve on the other bank and of many of the Reachview Close flats
7. The proposal involves the loss of trees from the site
8. It will also compromise the biodiversity both of the canal and the nature reserve
9. Contrary to the developers' claim, this cannot be seen as an 'enhancement' of the canal Conservation Area.

We also have a specific objection in relation to our own flat. When Reachview Close was built, sunlight penetration to living rooms was a significant issue. Our living room has one window, facing south west, obliquely providing all our afternoon and evening sun. Though the previous scheme would have involved severe loss of daylight and sunlight to this window, this was not taken account of in the developers' lighting study. This current scheme actually worsens the situation by increasing the height of the intervening block.

We hope the application will be refused permission.

Yours faithfully

Bill Risebero [REDACTED]

Christine Risebero [REDACTED]

cc Penny Gamez
Ian Shacklock

128 Royal College Street
Camden, NW1 0TA
March 21st 2017

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

Your ref: 2017/1230/P 2017/1230/P
Bangor Wharf, Georgiana Street
London NW1 9JE

Dear Sir,

I wish to oppose the present plans for the re-development of Bangor Wharf on the following grounds –

The previous application ref:2016/1117/P was turned down on 18 items, on going through them it appears that only a fraction of have been rectified.

Camden 'Development policies 2010-2025

Daylight and Sunlight.

Our loss of sunlight will be significant. It is difficult to understand all the charts relating to sunlight, however when one actually stands in the garden it becomes clear what an impact these two blocks of flats will cause, made worse now that one has been increased to six stories. I have lived in my house for 32 years and enjoyed full unobstructed sunlight, the proposed buildings would cast a long shadow over a large part of the garden and house.

Visual privacy and overlooking.

The privacy of houses n/s 118 -134 will be completely lost, it will not be possible to enjoy sitting out in the garden without being directly overlooked by the occupants of the tower block which will almost be in our garden. Likewise, the privacy of two of our bedrooms will be lost. I am now disabled and look forward to sitting out in the garden and being able to enjoy privacy and not to be completely overlooked.

Security

Security will be lost due to the proximity of the tower block which almost abuts our 4ft garden wall .

Yours faithfully, David M. Lilley

"THE LITTLE PALACE"

128, Royal College St.
CAMDEN TOWN
LONDON
NW1 0TA

20/03/2017

Your Ref. 2017/1230/P
Banger Wharf
Georgiana Street
London NW1 9JE

Dear Sir,

Further to my last letter, I see that the developers have I submitted another application for developing Eagle Wharf. I wish to oppose these 'slightly altered' new plans.

Why can't they take a look at the Wharf development 50 yards away. The developers there have matched the height of the Houses in Royal College Street, and kept new buildings backing on to the Lyme Street gardens to only two storey, and well away from their gardens. While these new developers want to stick up two six storey buildings only yards away from our houses and gardens. I have no wish to look into other peoples windows, or have the shadows of their buildings blocking sunlight from our garden.

Yours faithfully

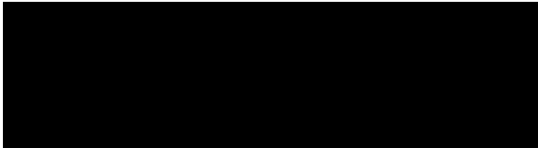


122A Royal College Street
London
NW1 0TA
24.3.17

Dear Sir or Madam,

Planning application 2017/1230/P

1. I am the resident of 122a Royal College Street. The proposed building works at Bangor Wharf outlined in 2017/1230/P will have a potential and detrimental effect on me. However, I received no notification of the planning application nor invitation to comment. I only learned about this planning application because a friend showed me a letter in the Camden New Journal. The same friend told me there was a notice on a lamp post further up the street on the edge of the proposed development (I cannot get out much), but nothing on the lamp post directly outside my flat which is far more central to the proposed works. My friend also phoned the council on my behalf to find out when letters of notification were sent and the closing date for responses. I was shocked to learn that because of cuts, letters are no longer sent out, although people can sign up for Email alerts. I do not have a computer or an Email address, so had it not been for my friend, I would have had no voice. This new strategy is clearly weighted in favour of applicants. Is it legal to exclude anyone if they are not computer literate?
2. My objections to the planning application are unchanged from last year. My kitchen at the back of 122A, is a sizeable room, approximately 10' by 10' and is a much used living space. I am virtually housebound and spend a considerable amount of time there to get away from the noise and pollution coming from the street at the front of the property (recently made worse by the introduction of a double cycle lane resulting in a single traffic lane). Also to avoid the noise from the Prince Albert pub directly opposite. If these plans go ahead, the back of my flat and garden will be completely overlooked and natural light will be greatly reduced. Plus there would be considerable noise and dust from demolition and building works.



Guy Broadbent