

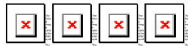
[REDACTED]

From: [REDACTED]
Sent: 26 April 2017 15:07
To: Planning
Subject: FW: Objection to Planning Application Number 2017/1230/P (Bangor Wharf)

Hi there, I couldn't find this on TRIM or M3. Can you please log this for me?

Jonathan McClue
Principal Planning Officer

Telephone: 0207 974 4908



From: Ian Shacklock [mailto:ianshacklock@gmail.com]
Sent: 06 April 2017 14:07
To: McClue, Jonathan; Planning
Cc: Friends of Regents Canal Admin; Tomlinson, Paul (Councillor); Khatoon, Samata (Councillor); Callaghan, Patricia (Councillor); Robinson, Roger (Councillor); Cotton, Richard (Councillor); Pietragnoli, Lazzaro (Councillor); Andrew Dismore; Sian Berry; [REDACTED] JONES OF MOULSECOOMB, Baroness
Subject: Objection to Planning Application Number 2017/1230/P (Bangor Wharf)

Dear Jonathan McClue,

I am writing on behalf of the Friends of Regent's Canal to object strongly to the latest Bangor Wharf redevelopment plan (Application Number 2017/1230/P).

We discussed this revised plan at our public meeting on 22nd March 2017 and it was agreed unanimously that this plan, just like the previous one, is undesirable for the canal, the wider waterways network and for nearby residents and visitors.

I have included below a copy of my objection from last year. From the canal's perspective, virtually nothing has changed since last year's plan, apart from the addition of inappropriate balconies and a rather non-committal offer of a water tap for boaters.

My top objection is that the plan will destroy forever this site as a valuable wharf. There are countless opportunities for using this site for water/road transfers, serving deliveries via small electric vehicles, and so on, but if the street level access to the canal is obstructed then these opportunities will be absolutely scuppered. This plan is NOT future proof, it merely serves short term speculation.

I urge you to reject this application.

Regards,

Ian Shacklock
Chair, Friends of Regent's Canal.
<http://friendsofregentscanal.org/>

OBJECTION TO 2016 PLAN

Dear Jonathan McClue,

I am writing on behalf of the Friends of Regent's Canal to object strongly to the latest Bangor Wharf redevelopment plan (Application Number 2016/1117/P).

The proposed buildings will cause harm to the canal and its environment in many ways. The most obvious harm will be the overshadowing of the canal and surrounding area by excessive bulk of the proposed blocks and I have no doubt that many of the neighbouring residents will have already brought this to your attention. The less obvious harm will be the undermining of the canal as a transport system by the squandering of a strategic wharf.

I understand that this site has been chosen by the council as an opportunity for providing housing but since it is so accessible to the canal and road networks it must also be considered as a water transport asset. Please refer to the Blue Ribbon policies in the London Plan. A sensible proposal would maximise the site's benefit as a wharf as well as a medium scale housing development, but the current proposal achieves neither of these aims.

The high buildings will cast a shadow across the canal and onto the towpath and premises opposite. This will clearly affect the quality of life of the neighbouring residents and will reduce the enjoyment of Camden's many visitors who are attracted to this open sunny stretch of the canal. It will also have a negative impact on the wildlife in and around the canal. Our researchers have advised that water reflects at least half of the light falling upon it, so the overall loss of light is much greater once the canal falls into the shade. This will affect humans, birds and plants alike.

According to the council's Site Allocation Plan, any development on this site will be expected to:

1. Maximise the potential of the site to provide new housing (including affordable housing) while minimising potential conflicts between residential and other uses
2. Provide flexible employment space
3. Contain an active frontage to Georgiana Street.
4. Be of a form and scale which is appropriate to the Regent's Canal Conservation Area and respond to the open character of this part of the canal and to surrounding listed buildings
5. Take opportunities to utilise the canal for the transportation of goods and materials, both during construction and in the operation of the development
6. Ensure that the design and layout of the development responds positively to its canal setting, and contributes to the biodiversity and green nature of the canal
7. Provide active frontage to the canal and to Georgiana Street, in order to improve the relationship between the site and the public realm and to enhance the appearance and safety of the surrounding street scene
8. Provide infrastructure for supporting local energy generation on site and/or connections to existing or future networks where feasible

The current proposal fails to meet most of these expectations. In particular the fifth point, which requires the development to utilise the canal throughout the lifetime of its operation. In fact, it does the opposite, because the proposed frontage contains only a tiny quayside with no provision for any loading or unloading of boats.

Please note that I have cited only a handful of our reasons for objecting but I hope that the above information is sufficient to persuade the council that this badly designed proposal will affect many thousands of people and future industries as well as the neighbouring residents.

Regards,

Ian Shacklock
Chair, Friends of Regent's Canal.
<http://friendsofregentscanal.org/>