

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1230/P	Raphael Lee	54 Georgiana Street	25/05/2017 00:55:25	COMMNT	Letter of Objection to the Proposed Bangor Wharf Development: 21 May 2017

For the attention of the Camden Planning Case Officer Jonathan McClue:
Dear Sir / Madam
Reference: PLANNING APPLICATION NO 2017/1230/P

Summary of proposed works:

Demolition of all buildings on-site and new buildings of 1-6 storeys in height to include 40 residential (C3) units (16 x 1 bed, 15 x 2 bed and 9 x 3 bed) of which 34 would be market units and 6 affordable, 813 sq.m (GEA) of new office floorspace (B1a), 55 sq.m (GEA) storage and distribution floorspace (B8) and associated works to highways and landscaping.

Comments:

I write in connection with the above planning application. I have examined the plans and I know the site well and am a long-term resident and adjoining neighbour. I wish to object strongly to this development and write with reference to my similar comments on the previous refused application for the site. I would like also to mention that the consultation information posted to neighbouring streets was not posted to my address, perhaps in error, however a surprising omission.

I would like to be notified of the Committee date.

The existing buildings and site:

Bangor Wharf and Georgiana Street retain an important character and scale within the wider context of Camden Town. The existing buildings are low and well proportioned in relation to the canal side site and the historical industrial usage, and reflect a diverse corner where supportive commercial activities merge with the wildlife and character of the canal and the residential community.

The scale and design of the new proposals:

The proposed development amounts to 2 extremely large and bulky volumes, immediately adjacent to the canal and located in invasively close proximity to neighbours to all sides, both in terms of the height of the proposed buildings, and the heavy footprint. In addition there are new high-level exterior balconies and terraces overlooking my property, and adversely affecting all surrounding neighbours.

The elevation drawings are a very worrying set of documents, indicating an opportunistic and poorly judged approach to the overall urban design, and suggesting a complete disregard for the scale of neighbouring buildings to all sides and to the residents and that occupy them. It should be noted that this would also present an equally poor outlook for the proposed flats.

The new proposals fail to address the issues raised in response to the previous set of designs, increasing the height of the bulky building close to the canal, reducing the number of affordable units and introducing more overlooking balconies and windows. The introduction of

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					<p>non-residential spaces do not compensate for the loss of commercial space represented by the entire scheme, and are inappropriate for the location.</p> <p>The proposed siting of the development is particularly ill-considered: it will have an irreversible impact on the canal path, natural environment and views through, towards and around the site. While design issues might be solved by conditions or revised proposals, these could not remedy the problem of over scaled volumes and floorplans. There is no precedent for the scale and height of the proposed buildings in the local vicinity and in respect to the particular character and setting of the site.</p> <p>Comparisons to developments on Camden Road and sites closer to Kings Cross Station are out of context here and do not reflect the scale of either the existing site buildings, and typology of neighbouring houses, commercial properties and streetscapes.</p> <p>To conclude I would like to draw attention to the extent of local opposition to the approach being taken to the proposed development of this site. Residents, neighbouring businesses and local groups concerned about the future of the existing community, character of the area and canal life are united in the feeling that the proposals are not designed with the interests of the community in mind, and do not comply with national and local policy on the development and regeneration of urban commercial sites. In this respect the designs are not a sustainable solution for this site and I would request that the application is refused permission.</p> <p>Yours faithfully, Mr R. Lee 54 Georgiana Street, NW1 0QS</p>
2017/1230/P	Fiona	26 Reachview Close London NW1 0TY	24/05/2017 18:01:55	COMMNT	I objected to the original application for 2017/1230/P, and this still stands with the revised drawings and description. The rear balconies will still overlook the public amenity space, creating an unwelcoming and uninviting area. They will also overlook the windows and gardens of Royal College Street, affecting their privacy.