



**From:** Callaghan, Patricia (Councillor)

**Sent:** 09 August 2017 21:03

**To:** Sexton, Gavin

**Cc:** Paul Whitley, Richard Simpson, Cotton, Richard (Councillor)

**Subject:** Morrisons/Barrats planning application

Gavin

Local cllrs have been told that we have to submit the comments for this application by 13<sup>th</sup> August. Here is my submission:

As a local councillor I wish to strongly object to this overly complicated, dense (in terms of Bulk and Mass) planning application. It is a significant scheme which doesn't take account of the numerous residents neighbouring the site or the community which has grown over the years in Juniper Crescent and Gilbey's yard, and for years to come it will have an impact on residents living in the surrounding half mile perimeter.

There will be 6 blocks, the tallest being 14storeys high. and in an site which now has a single story supermarket that will be a gross overdevelopment. The new office workspaces are to be welcomed, but how many are affordable for local people or start up business's? and for how long ?

573 new homes, with 389 for sale and 184 affordable, again I ask the question affordable for who? Presumably not local young people? Furthermore where will all the new inhabitants get medical care facilities, and education. Vital infrastructure doesn't warrant sufficient mention in this application. A new school has been built in the Hawley Wharf complex, but that is already full.

What of the many old arches in the surrounding area-has an archaeological investigation been undertaken. Have the railway heritage group been consulted throughout this process?

As a local resident living in a street bordering Edis St, I find the images included in the application very deceptive. In my opinion they do not represent clearly the bulk and mass of the blocks which will appear and dominate the surrounding area. It would be helpful if the applicant paid an independent consultant hired by the working group to produce realistic images.

I believe that the protected view of St Pauls from Primrose Hill has been honoured, however the view of the Palace of Westminster is also protected from this site, and I am not sure that this has been honoured.

Looking at the maps, I am concerned that there are several open spaces where anti-social behaviour could occur. Like most new developments in Central London children have been forgotten, where are their areas? And how will the public areas be managed in perpetuity?

How will deliveries to the workshops be accessed and what guidelines around timings have been sought, keeping in mind the residents who live directly next to this site?

For such a big development I am not sure that a high quality design has been achieved. The community will have to live with the finished product for many years to come. They will all be overlooking each other. The area is full of heritage which has been preserved. I would like to see a more sympathetic plan, blending with the surrounding area in both character and form.

Thank you

Pat Callaghan

Pat Callaghan  
Deputy Leader and Cabinet Member for Housing  
Camden Town with Primrose Hill Ward

Contact my Executive Officer- Katy Little on 020 7974 3496