

Gentet, Matthias

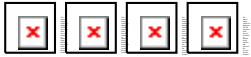
From: Sexton, Gavin
Sent: 09 November 2017 08:17
To: Planning
Subject: FW: PLANNING APPLICATION REF 2017/3847/P (CAMDEN GOODS YARD/MORRISONS)

Please log this as "Cllr Cotton Response (reconsult)" for 2017/3847/p

thanks

Gavin
Principal Planner

Telephone: 020 7974 3231



From: Cotton, Richard (Councillor)
Sent: 08 November 2017 18:41
To: Sexton, Gavin <gavin.sexton@camden.gov.uk>
Cc: Hardman, Cheryl <Cheryl.Hardman@camden.gov.uk>; Callaghan, Patricia (Councillor) <Patricia.Callaghan@camden.gov.uk>
Subject: PLANNING APPLICATION REF 2017/3847/P (CAMDEN GOODS YARD/MORRISONS)

Dear Gavin,

I originally submitted a brief online response to the consultation on 4th August 2017.

At that time, I indicated that I wished to address the Committee. I am now informed that the Committee date is likely to be 23rd November 2017 and I will not be able to attend on that date as I will be out of the country.

I therefore wish to have the following brought before the committee *in addition* to the comments I made on 4th August which were primarily concerned with scale, mass, bulk, the impact on traffic flows and the impact on the public transport infrastructure in particular and on infrastructure more generally.

This site potentially provides a wonderful opportunity to link an area of Camden which has historically been cut off from its natural hinterland and to provide a development which would satisfy local people and businesses. To that end, the Camden Goods Yard Working Group (CGYWG) was formed to work constructively with council officers, the developer and other stakeholders to achieve an outcome that is in the best interests of all concerned. Before becoming the Mayor I was involved in the early deliberations of the CGYWG and chaired a couple of its meetings and I know that it has been constructive and not oppositional. Its first priority was to influence the Camden Goods Yard Planning Framework SPD.

The view of the CGYWG, which I share, is that the proposed scheme does not meet the guidance in the Camden Goods Yard Planning Framework SPD and that a better scheme is needed. The CGYWG has identified seven key concerns and the key concerns are a failure to produce:

1. **A Strategic Site Layout** complying with the SPD, that results in Inadequate connectivity to the rest of the CGY and inadequate pedestrian / cycles linkages to neighbouring streets and transport links, particularly missing the opportunity to make a level connection with Camden Lock Place.
2. **Adequate Protection of Heritage Assets**, particularly of the Horse Hospital and Primrose Hill Conservation Area: the harm caused is of such degree that it is not outweighed by economic benefit.
3. **Public Realm Quality**: sunlight failure to BRE standards and oppressive height proportion.
4. **Housing Quality**: widespread failure of sunlight, daylight and privacy to meet BRE and Camden guidance.
5. **Protection of Neighbouring Residential Amenity**: increased taxi drop-off on Oval Road, route through Gilbey's Yard, bus stands adjacent to residential windows
6. **Adequate Transport & Highways Strategy** that results in inadequate capacity of the road junction, cycle and pedestrian safety, failure in measurement of capacity to account for the potential of the rest of the CGY being developed.
7. **A new green landscaped linear public park** of adequate quality, size, and connectivity as called for by the Planning Framework SPD. A development of an area of this size has the potential to transform the quality of its interaction with its surroundings and to be visionary in its public benefit, the opportunity for which this scheme misses.

The CGYWG has produced a detailed analysis of these issues.

I am of the view that the application should be rejected in its current form.

Kind regards,

Richard

CLlr Richard Cotton
Labour Councillor for Camden Town
with Primrose Hill Ward and Mayor of Camden 2017-18
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Camden Town and Primrose Hill ward surgeries – Cllr Lazzaro Pietragnoli, Cllr Richard Cotton & Cllr Patricia Callaghan

1st Friday of every month 6-7pm The Pirate Castle, Oval Road

1st Saturday of every month 11-12pm Primrose Hill Community Library, Sharpleshall Street

2nd Friday of every month 6-7pm Castlehaven Community Association

3rd Friday of every month 6-7 pm Primrose Hill Community Associatio, Hopkinsons Place

4th Friday of every month 6-7pm Buck Street