

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/5497/P	James Pickard	1 Canal Side Studios 8-14 St Pancras Way London NW1 0QG	14/12/2017 11:02:01	COMNOT	<p>Comments from The Directors of St Pancras property limited and Cartwright Pickard Architects who own and occupy 8-14 St Pancras Way, London NW1 0QG</p> <p>In the capacity of the building owner and occupier we think that overall this application is a positive step in the regeneration of this part of Camden. The employment uses included in the plans i.e. Offices, restaurants, hotels and shops will bring an excellent mix of uses into the area and should be applauded.</p> <p>However, we have a few concerns about the design. The commercial 8 storeys being proposed at the north eastern end of the site, that is hard up against our building, is going to be a very abrupt step in massing and street scape terms we viewed along St Pancras way looking South. This building should have one floor removed or at least a significant setback on the top floor. We have planning permission to put photovoltaic panels on our uppermost roof which will be shaded from southern sunlight by this building. It is very important that high quality cladding materials are used so that the new development ages gracefully.</p>
2017/5497/P	Phil Wain	68 Treaty Street N1 0TE	19/12/2017 09:39:17	OBJ	<p>As a local resident and canal user, I would like to object to the proposed Ted Baker redevelopment in Camden. This will take the canal frontage to an unprecedented height which will encourage others to do the same, create a canyon effect and change the character of the canal irreversibly. It misses several opportunities to connect the operational side of the canal with the surrounding roads and the current plans will reduce the canal to an ornamental water feature rather than a major component of an integrated transport strategy. Save our canal from greedy developers</p>
2017/5497/P	Peter Jones	23 Fitzroy Road nw1 8tp nw1 8tp nw1 8tp	19/12/2017 11:50:43	COMMNT	<p>I would like to object to the application in its present form. My objections are that a) it is overscale for the canal setting and its surroundings. the design is such that it does not integrate the canal to the surrounding community and streetscape - a missed opportunity</p>
2017/5497/P	Ms L Rivkin	43 Princess Road London NW1 8JS	19/12/2017 23:02:45	OBJ	<p>My personal objections are based on the concept and aesthetics of this project. The canyonisation of Regent's Canal is to be deplored. The canal is a precious green corridor through a built-up urban area of London. These identikit, generic blocks add no character or benefit to the area. Similar to the development at King's Cross you could be literally anywhere in the world. I see no attempt to reflect the vernacular of the 19th century canal, or to reflect the pleasant quiet green neglect of the 20th century. In particular, I protest yet another inappropriately development of tall buildings casting the canal into permanent shade and gloom.</p> <p>I understand that the Council need more so-called 'affordable' housing in the borough, but why can't the Council raise the bar on good design and architecture which I am not seeing anywhere in this scheme.</p>

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2017/5497/P	Fiona Russell	26 Reachview Close London NW1 0TY	19/12/2017 23:56:52	COMNOT	<p>I would like to object to the planning proposal at 2-6 St Pancras Way for the following reasons:</p> <ol style="list-style-type: none">1) The height, scale and massing of the proposal will not preserve or enhance its setting on the Regent's Canal, a designated conservation area, also classed as metropolitan open space. The proposed buildings are up to three times as high as the existing building. This will block the sun and sky, overshadowing the water and the busy and popular canal towpath on the opposite side. To this extent, the development is not in the public benefit, as it is detrimental to the enjoyment of the towpath, a key traffic-free route between east and west London.2) During the consultation period the heights of the proposal's buildings were compared with the Camley Street Trio, which were said to have set the 'precedent'. However, the site at 2-6 St Pancras Way covers an extensive length of canal edge. Therefore, the damage inflicted on the canal is greater. The position of the sun should also be taken into account, as on this side of the canal it moves behind the proposal's building for most of the day, and in winter the sun will be blocked completely, creating a dark, cold and shaded corridor.3) It is of concern that the Ted Baker headquarters will put 'Ted Baker' branding on the canal as they want to make it known that this is the company HQ. Ted Baker is not a luxury brand, it is a high street label with quite gimmicky and brash advertising. Foremost, this is a conservation area and the Regent's Canal. The design and architecture should befit this tranquil area. The collection of buildings, the courtyard design and the wall of glass shopfronts are likely to give the appearance of a shopping centre right on the canal edge.4) It is also of concern that if another bridge is built in this area, pedestrians will then have to walk under a dark stretch of covered towpath, given that there are road and rail bridges here already. This can create a feeling of insecurity. Somers Town bridge provides a new crossing nearby. <p>Thank you for taking my comments into account.</p> <p>Fiona Russell</p>
