

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/6092/P	Patricia Thomas	19/01/2019 10:25:58	COMMNT	Dear Seonaid Carr

I am writing as Chair of the Harwood, Clarence, Hartland Residents Association to register my comments on the application from Grand Union House.

It is good that this area is being developed: it is currently down at heel though adjacent to the Hawley Wharf development. The proposals themselves are, however, disappointing in several respects.

The building is too high and the roof design adds to the overall feeling of oppression. One result is the negative effect on the sunlight and daylight reaching neighbouring buildings. In addition the roof line is out of keeping with neighbouring buildings.

It is disappointing to find so little affordable housing in the development when there is so much need for it in the Borough.

Finally, I would like to point that there is a great deal of local interest in new developments in this area. A proper consultation would have been welcomed. This is not at all the same thing as an exhibition showing what will be built. We hope that in future Camden will ensure that public views are sought before a development gets to this stage.

Patricia Thomas, Chair, HCHRA

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2018/6092/P	Kathryn Gemmell	18/01/2019 09:25:55	OBJ	<p><b>Background</b></p> <p>In principle I welcome the redevelopment of the existing Grand Union Walk site in Camden Town. However, I object to the proposed scheme submitted by the applicant on a number of points that they might easily rectify. If they had carried out a 'consultation' with the local community rather than a 'communication' of what they had agreed with Camden officers then many of these issues could have been developed to solutions that would be supported by all stakeholders.</p> <p><b>Height and Massing</b></p> <p>The proposed height of the building seems both excessive and oppressive from street level. The design of the roof creates additional and unnecessary height. The length of the 4th floor structure and the resulting fire escape at the canal end of the building causes unnecessary height. Increasing the depth, and reducing the width of the office space and plant could provide the GIA on level 4. In doing this, the central stair could be the secondary means of escape and the height of the building would be reduced considerably on the canal side. The stepping down of the building height would align better with the existing residential units on the canal and The Elephant House opposite.</p> <p><b>Local Planning Policy: Townscape, Heritage Assets and Visual Impact</b></p> <p>Policy CS14 requires that development is of the highest standard of design and that it respects local context and character. It also ensures that Camden's heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens are preserved and enhanced and promotes high quality landscaping and works to streets and public spaces.</p> <p>The roofline is not in keeping with the buildings surrounding the site. The roofline negatively impacts the view of the listed St Michaels Church from Buck St and Stuckley Place.</p> <p>The height of the building, including the escape stair to the canal side, negatively impact The Elephant House when viewed from t</p>

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