

Martyn Goddard

25/1/2019

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Attn: Seonaid Carr via email: Seonaid.Carr@camden.gov.uk ; planning@camden.gov.uk

21 January 2019

RE: Objection to proposal 2018/6092/P for Grand Union House, 16-20 Kentish Town Road, Nw1 8NH

Background

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 as set out below.

Height and Massing

The proposed height of the building is excessive and oppressive from street level. This had been the case with the wing of the ABC building previously on this site. The current proposal reinstates a serious defect, which had been eliminated.

Local Planning Policy: Townscape, Heritage Assets and Visual Impact

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.

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.

The height of the building, including the escape stair to the canal side, negatively impact The Elephant House when viewed from the Regent's Canal towpath and Kentish Town bridge.

Public Realm

The height of the building proposed makes the public realm area oppressive as notes above. Whilst I welcome the proposed planters on Kentish Town Road, I believe they will be vandalised as all other low level planting has been in the area (see planters outside Open University Building, Hawley Cres). I would welcome a review of how the planting can be provided in a way that will withstand the impact of the night-time economy in Camden Town.

Housing Quality

The proposal for affordable housing is welcomed. However, the quantity is merely 6 and given the desperate need for housing seems too few. I would like to see 100% of the housing being provided as social housing.

Impact on Neighbouring Amenity

There will be a negative impact on daylight/sunlight to a number of habitable rooms in several properties.

- Barnes House, 9-15 Camden Road

- 11-19 Kentish Town Road
- Mansion Lock House, 13 Hawley Crescent
- 33 Kentish Town Road
- St Michael's Church

Whilst the applicant suggests the site is currently under developed or of lower height than other surrounding buildings, it remains a fact that the proposed height and roof design will cause a negative impact in terms of daylight/sunlight. A reduction in the building height would mitigate the impact on a number of the above properties.

Camden Town Special Licensing Area

I would like it to be a formal condition of planning that no licensed premises are to be allowed within this development.

Conclusion

I object to this development as currently proposed and urge you to refuse this application as it is currently presented. I believe a community group should be formed to work with the developer to resolve any issues.

Yours sincerely,

Martyn Goddard