

Objection to planning application e-mailed to david.fowler@camden.gov.uk

15th July, 2019

Dear Mr Fowler

Re: planning application 2019/2475/P: Brill Place Tower

I write to oppose the above planning application on behalf of member Tenants and Residents Associations of the Camden Town DMC at their request and verified in the minutes of the July DMC meeting on the following grounds.

We believe that the so-called minor material amendment has quite major ramifications as set out below and suspect that this is the first of many amendments that will not benefit local people who already suffer gross impacts from relentless construction locally and implacable opposition to building on our park.

Despite unprecedented opposition from all recognised heritage groups to the height of the tower LBC ploughed on relentlessly. At the time of planning consent much was made of the ephemeral qualities of the 'see-through' construction and light penetration based on the cantilevered tower structure that would somehow reduce its actual bulk.

The addition of attractive cafes and other social facilities around its base were said to provide a vibrant frontage to Brill Street and enhance its open aspect and vision across the remnants of the park.

We very much agree with the statement below from the submission on behalf of the Somers Town Neighbourhood Forum that

'The application is to house an electric substation. At the time the consented scheme went to planning it was known to require an electrical substation. No provision was made in the original application, suggesting a cynical manipulation of the planning system.'

The proposal will add a further 14% to the footprint of the tower following the scandalous reclassification of open space giving the impression that the overall loss of such space is significantly less than it is in reality.

The impact on the remnants of the park will be further eroded by servicing facilities facing into the garden.

The proposed location of the electrical substation will form a bulwark to the

open nature of the ground floor of the tower significantly reducing light and through vision.

The frontage of the tower on to Brill place which at the planning stage was trumpeted as significantly adding to the social amenity and a vibrant active frontage with cafes and other social amenities (though almost certainly unaffordable to the vast majority of local people) will become an inactive frontage to a bog-standard tower block with the usual hostile micro climate. Of note, the proposed *TOAD will dwarf the height of the Francis Crick building whose overpowering bulk is totally out of scale with the grain of surrounding buildings and looms over its local environment.

At this moment in time just weeks after the London Borough of Camden declared a climate emergency on 8th April and committed to a new Climate Plan in 2020, it is preposterous that it now flouts its own declaration by continuing to support a scheme that will mean the loss of mature trees and green space with inevitable worsening of air pollution in Somers Town. Fine words butter no parsnips and action is needed.

Given the abandonment of three out of four of the Mayor of London's planning red lines (the fourth was not relevant) which were breeched in the Central Somers Town CIP scheme, it is almost as if legislation and planning red lines have an addendum *not applicable in Somers Town & St Pancras ward.

We believe no adequate assessment of additional noise or vibration from the electricity sub-station has taken place nor has the exact type/specification of electrical transformer been agreed, it is totally inappropriate to agree to this or any amendment until such assessment of known installation is provided.

*In the eyes of Somers Town residents the **Tower Of Apocalyptic Doom**

Name: Fran Heron (on behalf of Camden Town DMC member TRAs)

