

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/3138/P	B head	25/07/2019 22:18:43	PETITNOBJ E	Camden high street should be a lots of individual shops to maintain a lively village feel not hotels over subscribing of drinks food enough is enough we dont need a hotel in the high street you should be creating an area of growing small businesses when i moved her over 20 years ago it was a buzzy diverse high street. You need to have more vision
2019/3138/P	Judith Morrison	25/07/2019 21:39:21	COMMNT	I do object to a hotel being built on this site. We have enough hotels in the lock area and in central London. Five stories is far too high. Taxis going into the hotel will increase the traffic at a busy crossing. The existing shop is perfectly good to be let again as a shop.
2019/3138/P	James Maclean	25/07/2019 22:11:43	OBJ	I think the idea of a new hotel is a good one, but it's not in keeping with the local area. The design using red brick and the height doesn't fit in and is an eyesore.
2019/3138/P	Dr Annie Macfonald	25/07/2019 21:15:47	COMMNT	I STRONGLY OBJECT. This proposed structure is completely inappropriate and out of context with the architecture on this corner of Camden.
2019/3138/P	Jeff klein	25/07/2019 20:45:42	COMMNT	At the moment the current plans fall far short of the Camden experience Looks cheap and creates a feeling of a faded district . Camden deserves better
2019/3138/P	Jeff klein	25/07/2019 20:45:40	COMMNT	At the moment the current plans fall far short of the Camden experience Looks cheap and creates a feeling of a faded district . Camden deserves better
2019/3138/P	Jeff klein	25/07/2019 20:45:34	COMMNT	At the moment the current plans fall far short of the Camden experience Looks cheap and creates a feeling of a faded district . Camden deserves better
2019/3138/P	Jeff klein	25/07/2019 20:45:16	COMMNT	At the moment the current plans fall far short of the Camden experience Looks cheap and creates a feeling of a faded district . Camden deserves better

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2019/3138/P	Maeve O'Connor	25/07/2019 17:16:07	OBJEMPER	A hotel with entrance on Delancey Street is the last thing the High Street needs. There are plenty of other places to stay in the area. And yet another bar is certainly not needed. The proposed height is also a concern. The space should remain as a shop, especially as so many useful premises have been lost in recent times.
2019/3138/P	Patty Richardson	25/07/2019 22:25:17	PETITNOBJ E	Non sympathetic design In keeping period style . Big standard
2019/3138/P	Patty Richardson	25/07/2019 22:25:14	PETITNOBJ E	Non sympathetic design In keeping period style . Big standard
2019/3138/P	Catherine Powell	25/07/2019 21:49:53	NOBJ	Amazing redevelopment of our high street. Thank you!!!
2019/3138/P	Lewis Baston	25/07/2019 17:02:20	OBJ	<p>The design of the proposed building is perfunctory at best - the developers have clearly skimped on architectural quality. The proposal is a tall red brick basic block which would be undistinguished even in an area where that was the predominant style and medium. Given the efforts that have been made in the area around Delancey Street to preserve its built heritage, it would be significantly out of keeping with its surroundings. It is a missed opportunity to build something which will add to rather than detract from the existing streetscape.</p> <p>The Delancey Street/ Arlington Road/ Albert Street area is a residential area. The functional nature of the building proposal will detract from the area's character, as will the provision of a hotel entrance into a narrow paved area which is suited to residential use rather than commercial. There is a longer-term community in these streets than in some other more transient areas, and this is already under some strain from short-let 'Airbnb' untenanted properties. The proposal would add to the risks of further deterioration.</p>
2019/3138/P	david Courts	25/07/2019 20:03:44	OBJ	<p>a re-design is essential over the impression of the proposed rebuild. The entrance to Delancey Street is an important through road to the Regents Park and unlike the Blues Kitchen this new build style 'Travel Lodge' style hotel has no character or place in this historic and now iconic area. Tourists come here expecting to see something , if not historic then at least original. This building would de-value the status! The second worry is the traffic of hotel arrivals at that junction.</p>
2019/3138/P	Melanie	25/07/2019 21:06:58	COMMNT	New building is ugly and not an improvement of Camden High St. It's too tall and the design not appropriate this key corner site. The application should be turned down.
2019/3138/P	Peter Mcghee	25/07/2019 19:28:35	OBJ	This proposal will be a step further towards the running down of this section of the high street, the pros entrance is on Delaney street and the road and paths are far to narrow to accommodate it, the chaos.

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2019/3138/P	Rosana Mirkovic	25/07/2019 21:29:07	OBJ	<p>The design will have a negative impact to this important corner of Camden Town which serves as a gateway to Delancey Street and Regents Park.</p> <ul style="list-style-type: none"> - This proposal will not be 'respecting the unique character of Camden', but disrespecting it and actually be material to its detriment. - The revised design still looks cheap and ugly and bears little relationship to any other building in the vicinity ¿ The entrance of the hotel should be moved off Delancey Street to the High Street as Delancey Street is far too narrow and inaccessible and will lead to obstructions of the road, pavement and create a real safety hazard ¿ The building's excessive height will blight the area from all angles - including from Arlington Road ¿ The materials proposed for the new building is uniform, flat in colour and does not compliment the rich materiality of The Blues Kitchen on the opposite corner. ¿ There is too much generic, full height glazing on the Delancey Street side which will have a detrimental impact on the character of the street. - There is absolutely no local demand for yet another bar, there are too many on that stretch already so the proposed unit on Camden High Street must not be used as one.
2019/3138/P	Hannah Nicholson	25/07/2019 15:58:46	OBJ	<p>I would like to object to the proposed plans for redeveloping the Sports Direct site as a hotel, as despite attending the meeting with the developers and their communications / PR company, they do not seem to have taken on board the objections raised by neighbours.</p> <p>Namely the design is unsympathetic to the surrounding buildings. The red brick is dense and dark and not in keeping with the other buildings on this part of the High St & Delancey St. The proposed building is too tall, dense and industrial for this site. It will detract from the streetscape on Delancey St and will be visible from Arlington Road where I live.</p> <p>The entrance to the hotel should not be on Delaney St where both the road and particularly the pavement is too narrow to accommodate this. Moreover Delaney St is a bus route, thus it is far from ideal to have cabs and cars stopping outside the hotel entrance.</p> <p>The last thing we need in and around this area of Delancey St is another bar, with people congregating outside on the pavement to smoke, adding to the noise, litter and poor air quality, not to mention the increased likelihood of anti-social behaviour.</p> <p>I urge the council to reject this application in favour of a more suitable retail outlet on this iconic corner site.</p>

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2019/3138/P	SUSAN CLOSE	25/07/2019 17:25:32	OBJ	<p>- The design will have a negative impact to this important corner of Camden Town which serves as a gateway to Delancey Street and Regents Park.</p> <p>- This proposal will not be 'respecting the unique character of Camden', but disrespecting it and actually be material to its detriment.</p> <p>- The revised design still looks cheap and ugly and bears little relationship to any other building in the vicinity</p> <p>¿ The entrance of the hotel should be moved off Delancey Street to the High Street as Delancey Street is far too narrow and inaccessible and will lead to obstructions of the road, pavement and create a real safety hazard</p> <p>¿ The building's excessive height will blight the area from all angles - including from Arlington Road</p> <p>¿ The materials proposed for the new building is uniform, flat in colour and does not compliment the rich materiality of The Blues Kitchen on the opposite corner.</p> <p>¿ There is too much generic, full height glazing on the Delancey Street side which will have a detrimental impact on the character of the street.</p> <p>- There is absolutely no local demand for yet another bar, there are too many on that stretch already so the proposed unit on Camden High Street must not be used as one.</p>
2019/3138/P	Judith Morrison	25/07/2019 21:39:24	COMMNT	<p>I do object to a hotel being built on this site.</p> <p>We have enough hotels in the lock area and in central London.</p> <p>Five stories is far too high.</p> <p>Taxis going into the hotel will increase the traffic at a busy crossing.</p> <p>The existing shop is perfectly good to be let again as a shop.</p>
2019/3138/P	Judith Morrison	26/07/2019 07:58:00	OBJ	<p>There is no need for further hotel accommodation in the area which is well served by hotels in Jamestown Road and the Lock. In addition there is much new AirB&B accommodation in the area.</p> <p>The height of the proposed building works at 5 stories is too high.</p> <p>Taxis to the hotel will clog the busy crossroad and generate more traffic in the area.</p> <p>The existing building can be used as a shop, so preserving the shopping element of the High Street.</p> <p>I do object to the High Street being used for Hotels.</p>
2019/3138/P	Ella Caldicott	25/07/2019 22:15:56	COMMNT	<p>We do not need more hotels in Camden especially on the high street. This is a very busy junction. We do not need taxi¿s and cars pulling up and causing even more congestion. Demolition of a two storey building, and replacing it with a 4/5 storey building is totally out of place with the current look of buildings. This should be kept as a retrial unit and not given a change of use.</p>
2019/3138/P	Judith Morrison	26/07/2019 07:58:20	OBJ	<p>There is no need for further hotel accommodation in the area which is well served by hotels in Jamestown Road and the Lock. In addition there is much new AirB&B accommodation in the area.</p> <p>The height of the proposed building works at 5 stories is too high.</p> <p>Taxis to the hotel will clog the busy crossroad and generate more traffic in the area.</p> <p>The existing building can be used as a shop, so preserving the shopping element of the High Street.</p> <p>I do object to the High Street being used for Hotels.</p>

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2019/3138/P	Alison Chiu	25/07/2019 19:49:56	OBJ	<p>We are a family and have been residents of Parkway for many years and I am Chairman for the Parkway Resident's Association, Member of TRACT (Tenants Residents Association of Camden Town and Member of the Camden Town Primrose Hill Safer Neighbourhood Committee.</p> <p>Our bedrooms overlook the proposed site and we have grave concerns regarding the roof terrace of which there are currently none as people there will interrupt children's sleeping causing physical and mental harm to both children and adults.</p> <p>I have huge concern as a local neighbour as the High Street has slowly fallen into disrepair- The things one expects of a good High Street are not there and there is no diversity like the excellently planned Marylebone High St or St John's Wood High Streets locally. Instead, slowly there has been an expansion of bars despite Camden Council's policy of it being a Cumulative Impact Area. Therefore, no more alcohol licences can be granted by the Council yet it looks like the plans will be allowing for this with no input from licensing or the police. There is further concern regarding the class of hotel as I am concerned the cheap rooms will be used for drug taking, sexual exploitation and the like which are rife in the area. Therefore, I oppose this planning application and hope that it is rejected in it's entirety.</p>
2019/3138/P	Philip Sharkey	25/07/2019 19:59:59	OBJ	<p>OBJECTION - I do not agree with the developers that their plans will enhance the conservation area of Delancey Street and the High Street. The proposal is too bulky, too high and the entrance for the hotel is inappropriate for the narrow part of Delancey Street. The traffic and congestion will be impacted negatively and the pavement space will be too narrow to allow for the extra pedestrian traffic envisaged for the hotel (even though the applicants claim the building will be built further back from the road).</p> <p>They have not taken into account the various comments residents made in our meeting with them. The balconies for the flats should not be facing the road due to the high levels of dangerous pollution (unless of course the council decide to restrict the traffic using the road)!</p>
2019/3138/P	Emmalu Fox	25/07/2019 22:41:16	OBJ	<p>Great to have a hotel/be there instead of ugly Sports Direct but the design is hideous. Please encourage some great architecture for the high street! Given Camden's heritage they could get away with something really special.</p>
2019/3138/P	Emmalu Fox	25/07/2019 22:41:33	OBJ	<p>Great to have a hotel/be there instead of ugly Sports Direct but the design is hideous. Please encourage some great architecture for the high street! Given Camden's heritage they could get away with something really special.</p>

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2019/3138/P	Frances George	26/07/2019 06:49:10	OBJ	<p>- The design will have a negative impact to this important corner of Camden Town which serves as a gateway to Delancey Street and Regents Park.</p> <p>- This proposal will not be 'respecting the unique character of Camden', but disrespecting it and actually be material to its detriment.</p> <p>- The revised design still looks cheap and ugly and bears little relationship to any other building in the vicinity</p> <p>¿ The entrance of the hotel should be moved off Delancey Street to the High Street as Delancey Street is far too narrow and inaccessible and will lead to obstructions of the road, pavement and create a real safety hazard</p> <p>¿ The building's excessive height will blight the area from all angles - including from Arlington Road</p> <p>¿ The materials proposed for the new building is uniform, flat in colour and does not compliment the rich materiality of The Blues Kitchen on the opposite corner.</p> <p>¿ There is too much generic, full height glazing on the Delancey Street side which will have a detrimental impact on the character of the street.</p> <p>- There is absolutely no local demand for yet another bar, there are too many on that stretch already so the proposed unit on Camden High Street must not be used as one.</p>
2019/3138/P	Rebecca Davison	26/07/2019 07:45:04	COMMNT	<p>This doesn't seem like a good idea. An entrance on Delaney Stewart is in appropriate for a hotel and bar. Residents will be affected.</p> <p>The design is unattractive and looks too tall and blocky.</p> <p>Overall another thing which brings even more people into Camden is hard for residents to cope with. It would be better as a shop which is closed in the evenings.</p>
2019/3138/P	THOMAS ROBERT MANN	25/07/2019 15:54:51	OBJ	<p>The proposed design is simply bad, out of character and simple does nothing to bring new character to the area. The design takes no inspiration from the wonderful cultural heritage of Camden. The use of the proposed red brick is simply horrid. The overall size is simply too TALL and SQUARE for the proposed space and will ruin the whole area. Having an entrance on Delancey Street is sheer stupidity. Also the proposed establishment of yet another bar (when the neighbourhood is plagued by too many bars) is madness. There is a total lack of cohesive thinking here. The whole idea must return to the ideation stage and all stakeholders be fully involved to create a coherent plan that fits with the local communities needs.</p>
2019/3138/P	Prof Adrian Davis	25/07/2019 15:54:03	OBJ	<p>This proposal is inappropriate.</p> <p>Bar is not needed.</p> <p>The building is TOTALLY out of character and entrances in wrong places for flow and safety!</p>
2019/3138/P	Prof Adrian Davis	25/07/2019 15:54:01	OBJ	<p>This proposal is inappropriate.</p> <p>Bar is not needed.</p> <p>The building is TOTALLY out of character and entrances in wrong places for flow and safety!</p>
2019/3138/P	Prof Adrian Davis	25/07/2019 15:53:52	OBJ	<p>This proposal is inappropriate.</p> <p>Bar is not needed.</p> <p>The building is TOTALLY out of character and entrances in wrong places for flow and safety!</p>

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2019/3138/P	PATRICIA RICHARDSON .	25/07/2019 17:04:17	COMMCO MPAP	design awful no charm . Block it¿s Camden Town should have charm and design beauty . Not adequate to get permission only ! Hotel Entrance onto Delaney foolish . On weekends it¿s full of drunks . It¿s opposite a music venue and taxi spot , then will complain of noise . Include a communal use .

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2019/3138/P	Russell Grant	25/07/2019 17:21:56	COMMNT	Dear Kristina Smith

I have now had the opportunity of looking at the applicant's revised plans for 115-119 Camden High Street.

Let me begin by saying that I would welcome the regeneration of this now run-down corner if the proposal genuinely makes a 'positive contribution to this part of Camden Town' and truly 'respects the unique character of Camden'.

Having said that, I heartily endorse the comments made in The Camden Area Advisory Committee's report which concludes that the revised design is not acceptable and I would like to register our OBJECTION to the application.

In relation to the current design, a revision of the first pre-application consultation with the community, we comment as follows:

THE DESIGN.

We still think that the design will have a negative impact to this important corner of Camden Town which serves as a gateway to Delancey Street and Regents Park. This proposal will not be, as the applicant describes, 'respecting the unique character of Camden', but disrespecting it and actually be material to its detriment. The revised design still looks cheap and ugly and bears little relationship to any other building in the vicinity.

- The set-backs are barely there at all and the elevation drawings are therefore quite deceptive because the zig-zag top two storeys on Delancey Street will be very present indeed. The same goes for the views from Arlington Road.
- There is very little articulation in the facade details - despite labels stating otherwise.
- The applicant has not listened to us with regards to putting the social housing balconies on the west side facing into Signmakers Yard, so these outdoor amenity spaces will be exposed in the worst possible way to both noise and pollution therefore rendering them useless to the occupants.
- In addition, the applicant has proposed positioning air conditioning condensers on the wall above the flats which may be visible from further up Delancey Street.
- Same story with the roof plant enclosure.
- The treatment of the corner is exceptionally poor. The entrance of the hotel should be moved off Delancey Street to the High Street as Delancey Street is far too narrow and inaccessible and will lead to obstructions of the road, pavement and create a real safety hazard. We continue to have concerns that the proposed service access (Signmaker's Yard) will be unsafe because of its location and tight access

MASS.

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The massing in the revised design is problematic in relation to Delancey Street for the same reasons as stated previously.

- In the first proposal the residential element read as a separate volume, which helped to break up the overall mass of the development. In the current proposal, the hotel and flats are accommodated together in a single in-articulated block. This is less successful, more impactful and appears top heavy. The building's excessive height will blight the area from all angles - including from Arlington Road.
- Consequently, the overall massing is worse than we were expecting. It is more lumpen, less well articulated and the overall height taller than Bedford House and therefore, whatever gloss you might put on it, the applicant's proposed building is definitely not 'contextual'.

MATERIALS

The whole awful scheme is utterly depressing and cannot possibly be described as an 'exemplar' building. It is an utterly generic building clad in horrible pre-fabricated brick slip faced panels hung on to a frame, resulting in a facade that, far from being as the applicant describes 'referencing local materials - brick stucco', is in reality entirely devoid of character, nuance, individuality or a single redeeming feature.

- The materials proposed for the new building is uniform, flat in colour and does not compliment the rich materiality of The Blues Kitchen on the opposite corner.
- The 'sage green' perforated screens and metal windows will undoubtedly look cheap and nasty.
- The red brick is too uniform, and the stretcher bond is dull and repetitive, as is the uniform grid of windows. The combination of details and materials will result in a negative presence on this prominent site.
- There is too much generic, full height glazing on the Delancey Street side which will have a detrimental impact on the character of the street.

USE

There is absolutely no local demand for yet another bar, there are too many on that stretch already. Local people are already having to cope with unacceptable levels of anti-social behaviour and petty crime. What we would welcome is a retail space that would make a positive and useful contribution to residents and local businesses.

In conclusion, we local residents would like to say that our worst suspicions have been confirmed in that the pre-application consultation with the developers has been a total waste of time. It is clear from studying the revised plans that no serious attention to our concerns has been paid.

Yours sincerely

Russell Grant

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2019/3138/P	Tony Kay	25/07/2019 16:23:01	COMMNT	Strongly object. Ridiculous development. Shatteringly bad for environment and community.
2019/3138/P	Alix Pearson	26/07/2019 02:54:48	OBJ	<p>-There is no local need for another bar</p> <p>-The proposed plans are ugly and not in keeping with the richness of architecture in the area.</p> <p>-The proposed building will not complement the architecture of the Blues Kitchen opposite.</p> <p>-The height of the proposed building will be imposing</p> <p>-Delancey street is not a suitable street for a hotel entrance. The street is too narrow and the corner of Camden road/Delancey street is a busy junction. It would be a safety risk.</p>
2019/3138/P	Thomas Brooks	25/07/2019 16:05:32	OBJ	<ol style="list-style-type: none"> 1. The site at the junction of Delancey St and Camden High St is not suitable for a building this high. 2. There have been several serious accidents at this junction and locating entrance on Delancey St is dangerous - any entrance should be on Camden High St similar to the current entrance to the Sports Direct store 3. There are already issues with parking in this area which will only be compounded by a hotel of this size - impacting on environment issues at the time when the Council is writing to residents increasing parking charges to justify investment in environment mitigation 4. The design looks cheap and ugly and will age quickly detracting from the area 5. The height of the building is excessive and will blight the area from all angles - including from Arlington Road 6. There is no local (and arguably tourist) demand for yet another bar, there are so many in the area already. This chain has a number of hotels which do not have a licence bar across the country - e.g. York and Burnley so why do we need another bar in Camden when they can operate a hotel without one.
2019/3138/P	Rebecca davison	26/07/2019 07:48:59	OBJ	<p>Having to resubmit my previous comment as an objection because I didn't realise you had to pick 'objection' from the drop down below</p> <p>This doesn't seem like a good idea. An entrance on Delaney Stewart is in appropriate for a hotel and bar. Residents will be affected.</p> <p>The design is unattractive and looks too tall and blocky.</p> <p>Overall another thing which brings even more people into Camden is hard for residents to cope with. It would be better as a shop which is closed in the evenings.</p>