

**Application No:** 2020/0728/P  
**Consultees Name:** Richard Stewart  
**Received:** 16/03/2020 23:06:14  
**Comment:** COMMNT

**Response:**

Dear Sir/Madam,

RE: Planning Application Number: 2020/0728/P

Objection to the application.

I have lived in this area, nearby in College Place, for some 36 years and I am extremely concerned by the proposal for 70-86 Royal College Street.

I understand that the present building at some point will need to be demolished, but I cannot understand how anyone could possibly think that the current proposal would enhance this area of our Borough, and this Ward in particular.

The proposal is to build something wholly out of scale to the street-scape, with a wholly overwhelming, over-massing effect, to both sides (laterally and longitudinally) of Royal College Street between the block of Plender and Pratt Streets to the West.

Don't be under the mis-apprehension that this is a 5-Storey building. It is 6, including plant and usable space on the top level. This then is to be juxtaposed against a low-scale 4-Storey terrace to the same East side of the street, to the South of the proposed site, running North of the junction of Plender Street. Also, this high-rise building, box-like in its spacial imposition, will seemingly dwarf our much-loved red-brick Victorian corner-piece of The Golden Lion, Public House (also 4 Storeys with "receding/inclined" pitched roof).

I appreciate modern architecture of scale, but it needs to be SYMPATHETIC to its surrounding buildings, and have pitched roofs of a lower height. The proposed building is therefore out of keeping in nearly every respect. I don't believe that roof and facade 'planting' will also diminish the overall massing effect of the scale of the proposed building, or soften its features in any meaningful way.

We have gradually, over the years, seen high rise buildings being granted Planning Permission to the East down and along York Way, with even previous planning decisions being reviewed and further Storeys being build on top of student accommodation that previous planners had height restrictions on. This has to stop. You must allow the scale of new building to the East side of Royal College Street, to sit in sympathetic juxtaposition with the 2 and 3 Storey buildings on the opposite side of Royal College Street opposite the proposed development.

I sincerely hope that the planning application adjudicators will give a greater weighting to the views of the people who live in the immediate area rather than those who don't, refuse this particular application, and advise that an alternative design, (lower in height by 2 Storeys including the top floor/ roof construction area), is re-submitted, and which is more sympathetic, and in keeping with the surrounding area.

Yours sincerely,

Richard Stewart  
College Place, NW1 0DJ