Application No:	Consultees Name:	Received:	Comment:	Response:
2020/2470/P	████████	14/06/2020 08:54:17	OBJ	I support the restoration of the original Central St Martins building and the reinstatement of Orange Street. I object to the height and size of the proposed Red Lion Building and its impact on Proctor Street and Red Lion Square Gardens, and on the skyline from Red Lion Street.

Impact on Red Lion Square and Proctor Street

The Red Lion Building should be no higher or broader than the existing building, and should be stepped back from the street in order to increase the sense of light and openness to Proctor Street and Red Lion Square Gardens.

Red Lion Square Garden is an important amenity and open space for residents and workers in the area. It has been progressively improved over recent years, but it is surrounded and significantly overshadowed by buildings out of scale with the original surroundings of the square. The height of the proposed building and its further encroachment towards Proctor Street will have a significant impact on the Gardens. While Proctor Street is a wide and unattractive street, the space it provides does at least contribute to the light and sense of space in the Gardens, which can be quite gloomy on dull autumn and winter days.

Similarly the height and verticality of the Red Lion Building will create a)canyon\ sense to Proctor Street itself exacerbating an already busy and noisy thoroughfare. Camden\s plan for Proctor Street (which I support) is to reroute traffic away (leaving buses only) and to create a pedestrian and bike-friendly environment. The proposed building would not be consistent with that.

Impact on Red Lion Street

The current building on Proctor Street is a significant block on the skyline as seen from our flat in Red Lion Street. The proposed building would significantly increase the size of that block and reduce our light. While that reduction would not of itself be significant, if buildings of this height were to be permitted more widely in and around Red Lion Square the impact on light for us and other residents would be very material. This is a precedent which should not be set.