



Tenants & Residents Associations Camden Town
c/o 3 Ivor Street
NW1 9PL

Ms Kristina Smith
London Borough of Camden
Development Management
London
WC1H 8ND

Attn: Kristina Smith via email: Kristina.Smith@camden.gov.uk ; planning@camden.gov.uk

17 August 2020

RE: OBJECTION to Camden Goods Yard Morrisons Superstore and Petrol Filling Station Chalk Farm Road London NW1 8EH (2020/3116/P)

Background

The original scheme was very poor and in our view did not properly support the requirements of Camden's own Development Plans for the area. The original approval allowed huge overdevelopment with poor access routes for pedestrian and cyclists, poor public realm spaces that are mainly in shade and a lack of consideration of the areas to either side of it.

There was enormous opposition from local residents who were in favour of high quality and well considered redevelopment of the land.

The current situation in the area is that we have hundreds of empty flats in Hawley Wharf, including those operated by Origin Housing.

The impact of Covid-19 suggests that people would prefer lower rise buildings that they can walk up and down the stairs of, high quality outside space and public realm. Many are looking to relocate to less dense and less expensive locations outside London now that they are no longer required to attend their office every day.

Proposed Variations

The proposed variations are certainly not an 'improvement'.

- Block A1 – increase by 1 storey and 1 meter
- Block A2 – increase by 1 storey and 1.6 meters
- Block B - increase by 1 storey and 2.8 meters – with external rainwater downpipes – cheaper construction but not a design improvement
- Block C – increase by 1 storey and 1 meter with one area increasing by 2 storeys and 4.7 metres
- Block E1 – increase by 2.4 meters
- Block F – increase in 2 storeys

The variations add locations for pigeons to nest and inhabit, there must be a reduction in the quality of some spaces to allow a storey increase within a 1 meter height increase, external rainwater pipes and single escape stairs. Not one of these items is an improvement.

Safety

Given the current situation with Covid and the horrific example of Grenfell Tower it seems inappropriate for these blocks not to contain a secondary stair for escape and also for access and egress during viral outbreaks. This may not be a planning issue but what you approve becomes harder to put right later.

Conclusion

The variations suggested are making an already poor scheme worse. An additional 71 units will increase the density of an already dense scheme. Local residents are not in favour of these variations and we would ask you to refuse this application in full.

In addition we do not believe that the scheme you have already approve is either safe or of high quality and should be reviewed if there is a mechanism for doing so.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Kathryn Gemmell', written in a cursive style.

Kathryn Gemmell

Chair TRACT