

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2472/P	Bill and Christine Risebero	29/06/2021 12:13:10	OBJ	4 Reachview Close Camden Town London NW1 0TY

Camden Council Planning Department
2nd Floor, 5 Pancras Square, London N1C 4AG
attn Mr David Fowler
28 June 2021

Dear Mr Fowler

150 Royal College Street: Application 2021/2472/P

We object to this proposal for two main reasons.

(1) Ecological

The green corridor between St Pancras Way and Royal College Street is recognised as an asset in an increasingly urbanised stretch of the canal. The copse on the application site is part of this and is complementary to the Council's wildlife haven on the opposite bank. This stretch of the canal, on either side of the Royal College Street bridge, is a nesting place for water fowl. The sloping bank on the site is important to this. The vegetation on the site is indifferently maintained, but its informality is good for wildlife.

To maximise the commercial floorspace, it is proposed to remove this asset. The proposed planting 'strategy' is minimal, and offers almost no recompense for the loss. Moreover, and more importantly, the proposal will not protect or enhance the existing environmental character of the canal and its wildlife, which it is obliged to do. To suggest that the loss is not so great because there is other planting on nearby sites is to shirk responsibility.

We think that
the existing planted area should be retained
it should be protected during construction and
should be carefully managed thereafter.

(2) Architectural

This is a prominent site both in the canal Conservation Area and in Royal College Street. We do not object to the principle of infill, the proposed land-use, or the (re)building of the northern end of the buildings in Royal College Street.

However, we think that this is an overdevelopment of the site. Protecting the green space, as suggested above, will however reduce the site coverage and hence the floorspace. The opportunity should be taken to design a building more sympathetic to its surroundings, seeking to preserve and enhance the character of the Conservation Area and respond better to its neighbours in Royal College Street.

We think this should involve:

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				a more imaginative/innovative design, worthy of this prominent site a lesser impact on the canal, allowing the vegetation to dominate the aspect a better relationship with the height of the buildings of Royal College Street a better relationship with the opposing corner building on Royal College Street and the canal, which effectively forms a pair with the application site. Yours sincerely Bill and Christine Risebero
