

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2021/2472/P	Fiona Russell	04/07/2021 21:12:14	OBJ	Dear Mr Fowler

Please find below my objections to this planning application.

#### 1. COMMUNITY ENGAGEMENT

The developer's community engagement statement certainly isn't true. As a local resident who can clearly see the site from my home across the canal (approx 70 metres to the east), I feel 'excluded and ill-informed' about the development. Appendix B of the Statement of Community Involvement document shows the leaflet delivery area. They included the first block at Reachview Close, but none of the other blocks (I live in the second block). On the contrary, they have included premises within their leaflet delivery area that are further away and therefore less likely to be impacted by the development. As a result of this, I do not agree with their statement that 'All immediate neighbours were placed at the centre of the consultation process so that they did not feel excluded or ill-informed in any way'.

#### 2. MASSING AND HEIGHT

The proposed building is higher than any of the existing three-storey buildings on Royal College Street, including the modern development at Star Wharf. Designed as an office/creative space, the proposed development will have floor-to-ceiling heights that are higher than that of a residential development, such as Star Wharf. With the proposed number of floors it will inevitably therefore be higher than Star Wharf, which would appear to be where the height of the proposed development has drawn precedent.

#### 3. DAYLIGHT AND SUNLIGHT REPORT

The developer's Daylight and Sunlight Report does not include illustrations that show the impact on surrounding properties and the canal/towpath. Given the height of the proposed development and its position, it is inevitable that there will be shading of some areas, particularly in the autumn and winter. I should expect to see such illustrations as part of the documentation supporting the application. Please also note that the appendix in the report incorrectly refers to Eagle Wharf as Bangor Wharf/Georgiana Street.

#### 4. BIODIVERSITY/ECOLOGY

All of the trees currently on the site will be removed to accommodate the development. This will have a negative impact on the ecological characteristics of the canal, including loss of habitat for nesting birds and roosting bats. The proposed planting of a single tree is inadequate and cannot replace the variety of trees that will be felled. The proposed placing of floating reed beds is not viable given the narrowness of the canal at that point, in what is a difficult section for boats to navigate. The canal is a recognised bat corridor but the proposed development, with its large windows, could impact this.

#### 5. IMPACT ON ROYAL COLLEGE STREET BRIDGE

The overdevelopment of the site and the height and massing of the proposed building will dominate this section of the canal, in particular Royal College Street Bridge, which is a recognised positive characteristic of Regent's Canal. The building should not replace the bridge as the landmark in this area. Star Wharf on the other side of the bridge, for example, does not dominate, and the willow tree on the canal side maintains the character and appearance of the Regent's Canal Conservation Area.

#### 6. VEHICULAR ACCESS/EGRESS

The extra vehicle movements generated by the new development at Eagle Wharf will create additional

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				<p>congestion on what is a very busy, often congested, main road. It includes parked cars and a cycle lane that goes against the flow of the traffic. Delivery vehicles pulling in and out of Eagle Wharf could be a danger to cyclists and pedestrians.</p> <p>Kind regards Fiona Russell</p>
2021/2472/P	Anthony Richardson	05/07/2021 15:47:55	COMMNT	<p>This is a bland and dull overdevelopment of the site . It does not give enough emphasis or protection to the open space on the canal .</p> <p>The Regents Canal Conservation Area Advisory Committee object to the dense infill of the site which allows light and space on this section of the canal</p>
2021/2472/P	Ian Shacklock	04/07/2021 19:35:05	OBJ	<p>Dear David Fowler,</p> <p>I am writing on behalf of the Friends of Regent's Canal to object to planning application 2021/2472/P (erection of 4-storey building at 15 Royal College Street).</p> <p>This proposal deviates from Policy SI-17 of the London Plan (2021). Policy SI-17 addresses the protection of London's waterways and I would like to draw your attention to bullets C and E of this policy:  "C: Development proposals should support and improve the protection of the distinct open character and heritage of waterways and their settings."  "E: Development proposals along London's canal network, docks, other rivers and water space (such as reservoirs, lakes and ponds) should respect their local character, environment and biodiversity and should contribute to their accessibility and active water-related uses."</p> <p>The authors of this proposal acknowledge that the future occupants of the building will derive benefits from their canalside location; however the development will give nothing back to the canal in return. It will result in a net loss of open space and biodiversity.</p> <p>I appreciate that this proposal is tame compared with some of the highly insensitive developments in the Camley Street stretch of the canal; however, it is relatively intrusive along this particular stretch of the canal, which provides a unique green corridor in an otherwise built-up borough; and the 4-storey building is out of character with the 3-storey buildings that line Royal College Street.</p> <p>The proposed building is too high and too bulky for its location, which forms a gateway to the canal. Instead of opening up the canal it will box it in. Please reject this application and urge the developers to design something less bulky that is stepped back from the waterway and that retains the wild greenery near the bridge.</p> <p>Regards,  Ian Shacklock  Chair, Friends of Regent's Canal</p>