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**From:** Ian Shacklock [REDACTED]  
**Sent:** 04 July 2021 19:27  
**To:** David Fowler; Planning Planning  
**Cc:** Claire McLean; Friends of Regents Canal Admin; Samata Khatoon; Roger Robinson; Paul Tomlinson  
**Subject:** Objection to planning ref 2021/2472/P (150 Royal College Street, NW1)

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear David Fowler,

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).

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."

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.

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.

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.

Regards,

Ian Shacklock  
Chair, Friends of Regent's Canal