

Tony Young

From: Daniel Zylbersztajn-Lewandowski <daniel@dzx2.net>
Sent: 05 April 2023 13:45
To: Planning Planning
Subject: 2023/0904/P

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Dear Madam / Sir, please accept the lateness of my submission. Even though I live in the vicinity there was no notification in our street, and I only saw a notice at Lamppost today and was tasked to immediately write to you. I hope you can accept and still count in this late submission, coming but two days late.

I object to the plans.

- 1.) The plans are out of character, as the building was for over 100 years a hospital and medical facility Camden should insist that the entire site remains in medical/medical research use. We already lost the nurse's home here that was transferred into a hospital. We need medical facilities and this site is ideally located. There should be no change to use!
- 2.) The height of the building is out of character with the historic area. Whilst there is one building adjacent to it currently in construction, this should not open the floodgates to continue building high. There are many residents living in this area and it will mean that the character is lost. There are also already too many hotels in the area, and there should be an even distribution of hotels across Kings Cross and not just all on the South Side
- 3.) The historic value of this area is immense and there must be huge attention to safeguard and enhance this, even acknowledging that a small part of the site is kept in this proposal. Construction and design should be much more inspired and in line with the 150-year-old other buildings.
- 4.) There is little residential value to having this, There are no additional shop facilities, e.g space for a proper supermarket on the Southside of Kings Cross, or any public facilities, such as a GP surgery, community spa and health facilities. It only adds to the transient nature of the area, where we already have quite a few of hotels, all budget at that. We already suffer from noise due to tourism, for example, shouting football fans, and also increased littering. If the project proceeds these points must be addressed. We do not want to see a return or prostitution or drug use.

There are also construction worries. We already have multiple construction projects in the area. This adds to the pollution of the air if added up to the other projects and must be done to the absolute highest standards if continued. Building in the area also holds up traffic severely and this causes additional pollution.

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