
From: Patricia Howse [REDACTED]
Sent: 03 May 2023 16:56
To: Planning Planning
Subject: Planning 2023/1300/P

Dear Council

I have just found out about the above application.

First I must record that I have received no notice of this application, although it is next door.
2nd this application contains no dimensions or heights; but I think it indicates an intention to build up to the whole height of the first floor and into the whole space occupied by existing flat roof covering Judd Books' rear section; thus providing a building space approx 40-50% more than the existing flat at first floor level. Do you realise this ?

I am also wondering who the owner is - perhaps the Hong Kong company Cromwell Investments Limited registered on 14/9/2022 ? No other company name quite fits. If so, you should check it is paying the correct overseas owner taxes. No sale appears on Zoopla following the death of the elderly tenant last year, which is a bit curious.

Finally the so-called "light review", though brief, contains numerous important inaccuracies. Fig 1 does not show the rear of 82. The window bars in the photo belong to somewhere non residential, I suspect. My flat and those of my neighbours above are not commercial, we are by no means "too far" from the next door adjacent building (we have a party wall) to be materially and adversely affected, but the light/air well for all residential properties adjoining the Compton Place area is extremely restricted and cannot be further reduced. It is Dickensian already ! Breeze in a city comes from any direction it can, finding a little way through crowded buildings. If even any small way is blocked, we suffer from airlessness, heat and trapped odours. I urge the Planning Committee once again to visit this extraordinary cramped and crowded Victorian area and see for yourselves. This is not the first time residents have had to fight off greedy developers who try for another floor here or an extension there. Are these for social housing ? No, never.

1. Design

There is, unsurprisingly, no drawing of this proposed square brick slab with a flat roof and plastic windows. The little cityscape behind our residences is Victorian, quirky and varied. For those of us with living and bedrooms looking out on it it is home. It is axiomatic that the further down a building one lives, the more tangential the light source and the weaker the air flow. This is our situation. Every bit of light and air at the rear is precious, given the pollution at the front.

2. Impact

Please disregard the inaccurate "light review" submitted. The impact on my flat would be devastating. Light and air completely blocked on the southern side, to the height and depth of the rooms. My kitchen is larger than 13msq and is used as a living room and workspace by my son, who also lives here and works from home. He has already been driven into it by the overstayng scaffolding in No 84, which we had to report last year. To have a great blank brick wall beside it, extending unrelieved right beside our bathroom window, is completely unacceptable in a residential context. I am assuming it would be unrelieved as - due to lack of drawings I can only divine - from the claim that we would not be intimately overlooked, that there

are no side windows proposed. The commercial impact on my vertical neighbour Judd Books cannot be imagined. I cannot believe that Camden's attitude to small rate paying businesses is reflected the apparent suggestion on the application that the complete blocking of basement windows can be acceptable ? My vertical neighbour in Flat 2 has her bedroom at the rear. One day I might wish to change the layout in my 125 year leasehold flat too. This proposal would take that choice away from me forever.

3. Light and Privacy

See above. A building the same height and depth as mine built against a party wall on the southern side is both too close (noise) and too large (blocking light and air) to have anything other than an appalling effect on my use of my property.

4. Noise.

We had no 84 building for 18 months with cement mixers, drills, scaffolding, shouting and swearing. A rates rebate for the perpetrators, nothing for residents.

I URGE YOU TO REFUSE THIS APPLICATION.

I URGE YOU TO VISIT THE SITE AND INSPECT THE "IMPACT" FOR YOURSELVES.

Tricia Howse
Flat 1, 82 Marchmont Street
London WC1N1AG
[REDACTED]