

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0891/P	Antoniya Smilkova	05/05/2023 16:17:24	OBJ	<p>Dear Council,</p> <p>As an owner and resident at 133 Kings Cross Road, I reviewed the newly submitted planning application. While I appreciate that there has been an improvement in comparison with the original application, I do have concerns around this project, which I hope would be taken into account.</p> <p>First, there are already significant smells coming from the restaurant, which not only affect our balconies, but can be felt inside our property. Making the restaurant larger will only result in 1) more cooking and smells and 2) more noise, which has no place only a wall away from residential flats, on both sides.</p> <p>Second, one of the main concerns around the original application was that it was effectively conceptualised as a student housing with small studio apartments, which is in contrast to Council's development plan for this area, i.e. create new homes for young professionals and families, rather than short-term rentals that encourage loud and disruptive behaviour (we were all young students once, so we know how this goes). The new plan now has essentially one large flat with multiple bedrooms (some are called offices or living room, but in reality they can easily be turned into bedrooms) and bathrooms with the only difference being that we don't call them studios and they won't be rented as units, but as rooms. As far as I am concerned, this doesn't give me comfort that the flat is not going to house exactly the same number of tenants and serve exactly the same purpose as the original application. The new plans also show additional outside spaces on each floor overlooking the courtyard, which further worries me as the privacy and quiet currently enjoyed by residents will be compromised.</p>
