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Sent: 14 May 2023 21:55
To: Planning Planning
Subject: Additional comment on planning application 2023/1328/P

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Planning application 2023/1328/P for the addition of balconies and a terrace to 252 Grays Inn Road.

We are objecting to the proposals on the basis of:

- loss of privacy
- noise disturbance
- potential harm to a pollarded plane tree in front of the development

The sight line from our 2 windows (the only windows in the flat) and our balcony are pretty much level with the proposed top balcony at 252 Grays Inn Road and we will look down on the remaining two balconies. They are feet away. We are worried that office workers will be using the balconies and terrace to gather at breaks during the day and after work - never a quiet occasion. The inevitable loud noise will bounce off walls. They may also be used for smoking. The application refers to 'small' balconies and terrace but their projection looks significant on the plan so a gathering could be sizeable. They will surely not add sufficient advantage to the building that it is worth blighting the lives of those who live on the south side of Trinity Court: office staff need only walk through the park gates adjacent to the building for quick and easy access to fresh air and a green space. Simply adding large windows (in other words without a balcony) will give a green view to workers during the day. I would also like to point out that the application refers to the openings for the balconies as if they pre-existed. They have been opened up before this application was lodged and are now boarded up ready for work to begin, as if permission was a foregone conclusion.

I would also like to flag up potential harm to the last plane tree in the line that I imagine was planted when the park used to be a graveyard (as the line does not reflect paths in the park). It seems to stand very close and at the same height to where the balconies would project.

Thank you for the opportunity to add our comments.

Peter Hitchin

