

**From:** Paul Smart  
**Sent:** 18 July 2023 17:30  
**To:** Planning Planning; Enya Fogarty  
**Cc:** Erwan Toulemonde  
**Subject:** Objection to application 2023/2245/P  
**Attachments:** Updated Daylight Sunlight Overshadowing Report - Grounds for Objection.pdf

**[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 Ms Fogarty,

I would like to register my objection to the above scheme situated at 161 Drury Lane, LONDON WC2B 5PN. My name is Paul Kevin Smart

Firstly I am party to and fully support the collective core objection we have compiled after consultation with fellow residents and selected professionals. This objection is attached to this email.

Very specifically from my personal perspective I feel that the proposed looming bulk would adversely affect the entire streetscape at the junction of Parker Street and Drury Lane due to its extreme slab sided construction.

In my own flat I am concerned that the proposed terrace at the rear of the building (whose floor would be approximately half way up the height of my living room window and directly adjacent to that window) will directly overlook my living room invading my privacy. The nearest point of the terrace would be only a couple of metres from my living room window, slightly elevated above it.

That terrace is clearly intended for use and its use will generate noise; the effective 'quad' of buildings to the rear of the development is like an echo chamber and noise bounces around it. Even modest conversational voices carry somewhat and the prospect of groups of people gathering in that quad (on the terrace) delivers the certainty of nuisanceful noise to my flat and many others.

The next window to my living room, one window away from the terrace, is my younger child's bedroom. She is of school age and from late afternoon to evening she needs quiet for

study/ homework purposes. After this she needs quiet for the purpose of getting a good night's rest. The noise from an occupied terrace will drastically reduce the prospects of quiet in her bedroom.

We need to have both rear windows open for much of the year for ventilation (not being fitted with Air conditioning, and not having this as an option due to local planning restrictions) so the noise nuisance from this terrace is real.

Finally the extra bulk of the building will adversely affect natural light into the yard behind Market House (8-18 Parker Street). This is a much valued outdoor space where we have created a small garden and the loss of sky and natural light will materially reduce its value as an amenity to my household and others in the block.

I note that the council has refused 2 applications similar in character to 2023/2245/P; In 1077/5659/P an application for a roof extension for additional office space was refused because a 4<sup>th</sup> floor extensions would be 'utterly dominant' in nearby Neal Street. Also application 2019/3133/P in Farringdon Road was where very extensions to the main bulk and the rear of the building would be "excessively dominant and overbearing to the detriment of the visual amenity....contrary to policies D1(design) and D2 (Heritage)..."

I urge you to reject this proposed development.

Yours,

Paul Smart

Sent from my iPad