

From: Rupert Rhymes
Sent: 20 July 2023 12:43
To: Planning Planning; Enya Fogarty
Subject: PLANNING APPLICATION 2023/2245/P
Attachments: Preview attachment Updated 18-Jul-23 Core Objections to Drury Works - Wednesday.docx Updated 18-Jul-23 Core Objections to Drury Works - Wednesday.docx 1.2 MB.webloc

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to record our
OBJECTION to the above application for redevelopment of the nearby property block at 160-161 Drury Lane.

Our flat is on the second floor of our address and the only window of the living room looks out on the space at the rear which currently has good access to daylight. A photograph on the attached document shows the view. Although the view is impeded by an emergency staircase because of its open construction causes little obstruction to daylight penetration to our window and balcony. In the course of our ownership of the flat we cannot recall ever being aware of anyone on the staircase and certainly not on the flat roof at its base. We are therefore alarmed at the prospect of a massive building extension which would completely block the view and, given the potential use of the planned terrace, be likely to give rise to noise and other anti social behaviour. We have raised objections with the developers and received responses about 'screening' which frankly would cause even more blocking of daylight and certainly not lessen the invasion of privacy which the extension would cause. The 'terrace' - or replacement - should be restricted to emergency use if existing privacy and daylight is to be respected (as the Council required in 2019).

We are also concerned about the proposed extension to the fifth floor of Drury Works as this would significantly reduce sunlight and daylight to the whole area. In our view any increase in the height of the building should be stepped back with a mansard roof.

With regard to the general activity in the area we are concerned that retail proposals for the ground floor could lead to a cafe or restaurant without need for further planning permission. Late night activity associated with a cafe or restaurant would be detrimental to quiet enjoyment at night to all residents in the area. We believe and hope the Council would ensure that if there is to be a cafe it should be on the basis that primary cooking is not allowed.

We were alarmed at the 2019 proposals for the site and depressed at the successful planning permission granted especially as information about overshadowing was not included and not considered - there was NO public consultation! We have therefore been actively involved or as much as elderly citizens can be, in discussions about the latest plans. We are concerned that other flats at our address would suffer even

more light deprivation than ourselves and can well appreciate how other residents (the area comprises a surprisingly large number of residents) would be affected. We are, therefore, completely supportive of the Core Objections paper which has been compiled and is attached to this communication.

We reiterate our OBJECTION to the planning application in its present form.

Sue & Rupert Rhymes