



Dear Camden planning team,

I am writing from the charity Possible (the 10:10 Foundation). We are the tenants in 8 Delancey Passage, London NW1, where we have been headquartered since we were founded in 2009. We have 19 employees, most of whom are based out of our office on Delancey Passage. We have only just reviewed the document suite for the developers' planning application for 94 Arlington Road.

The proposals would see one of our two south facing windows in our main ground floor office space completely blocked off, and the other one severely impacted by shading. We note that the developer's shade and sunlight report highlights that one of our south facing windows ref W6 will effectively be removed altogether as it is walled up, with impact on the other main source of light in the room, ref W7 rated as 'medium'. Overall the report concludes that the impact on our property would be medium, but this is clearly not correct. The impact of completely removing one south facing window and blocking the sky view and direct sun to the other will overall have a very high impact on the usability of the ground floor of our office space.

We would no longer receive any direct sunlight into our main office space, which hosts up to 13 staff on peak days, as the front door and window onto Delancey Passage face onto the high sided building opposite. This office space does not receive enough natural light under current conditions, and will become unacceptably dark to function as a viable open plan workspace for our team if the development proceeds as per this planning application.

Under these plans, any occupants would have to resort to much more artificial lighting for staff using this space, having a negative impact on sustainability. In the worst case, this space will become unusable for its current function, potentially requiring us to relocate to a new building elsewhere in London, and leaving the landlords with a property they are unable to let to new tenants as office space.

We are extremely concerned about the impact of these plans on our charity if they are allowed to go ahead. Please could we invite the assessment officer to make a site visit to our office to get the full picture of how disastrous this development would be for us at 8 Delancey Passage?

Many thanks,
Leo Murray, co-director, Possible

Leo Murray | Director of innovation & engagement
He/him. I work short days on Mondays and Tuesdays to do the school run
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The 10:10 Foundation is a registered charitable incorporated organisation (1157363) in England and Wales. Our registered address is 8 Delancey Passage, London, NW1 7NN.

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