

From: Yianni Phiniotis
Sent: 13 September 2023 22:01
To: David Fowler; Planning
Cc: Save Museum Street
Subject: Objection planning permission 2023/2510/P

To the attention of the planning committee:

My name is Yiannos Phiniotis and I am the owner of flat 1, 14 West Central street, WC1A1JH which is situated at the boundary of the proposed development site.

Please treat the following as an additional ground of objection to the planning application 2023/2510/P.

1) Daylight and Sunlight Report review comment

I have thoroughly reviewed the daylight and sunlight review letter submitted on the planning portal dated August 29th. The consultant appointed by the council explicitly acknowledges, on page 5, that the effect of this development on the first-floor that my flat is situated is regarded as "moderate to major adverse," and it is imperative that we thoroughly investigate the extent of harm inflicted by this project to determine if it reaches the threshold of being classified as "unacceptable."

Furthermore, this review restates the concerns articulated in the objection presented by my right of light consultant, submitted on July 5th, 2022, concerning the impact of the projecting wing. It is important to note that the argument of the projecting wing lacks substantiated evidence, and I formally request the council to undertake the additional assessment recommended by the reviewer.

2) Health Impact Assessment Report

I challenge the validity of the Health Impact Assessment submitted on June 16th, 2023. Page 5, paragraph 1.5 of this report incorrectly states that "*Selkirk House, which was occupied by the former Travelodge hotel building and NCP car park, has been demolished.*" As the entire report relies on this inaccurate premise, I insist that it be resubmitted with correct information.

In addition, I formally request the council to demand that the developer provides a comprehensive explanation of their plans to manage asbestos, which is a critical matter concerning public health and safety.

Furthermore, the mitigation measures for noise and dust resulting from the heavy demolition must be detailed, as these factors can have a substantially greater impact on the health and well-being of local residents than the neutral assessment outlined in the report.

3) Demolition report and local west central residents access

The Demolition Plan report, submitted on June 16th, 2023, outlines provisions for "Access by Neighbours to their Buildings" and emphasizes negotiations with adjacent landlords and tenants. While good neighbor relations are commendable, it is crucial that the council seeks more comprehensive details on how the daily lives of current local residents will be affected during the demolition and construction process. The developer should not be allowed to disregard the concerns of local residents or dispose of the site according to their own preferences.

Furthermore, it is disconcerting to observe that the developer appears to prioritize measures to avoid disturbing bats more than addressing the well-being of the local residents, as detailed on page 68 of the report. The council must ensure that the interests of the community are given equal or greater consideration in the planning process.

Sincerely,

Yiannos Phiniotis