

From: Anastasia

Sent: 07 November 2023 01:04

To: Planning

Subject: Objection re planning application numbers 2023/2510/P and 2023/2653/L

I am writing to **object** to this proposed development. I am a resident of 14 West Central Street which (along with Grape Street) is likely to be the most directly affected by the proposed development. There are a number of issues with this proposed development, including:

- (1) The height of the building, which is not in keeping with the local area and its many buildings of historical interest, many of which are listed. Key views from buildings of historical interest will be negatively affected.
- (2) Sustainability - demolition of the existing building and construction of such a tall building in its place is not environmentally friendly.
- (3) Building use - following the Covid 19 pandemic there is much less demand for office space, and there is insufficient affordable housing in the proposed development.
- (4) Vine Lane - this likely to attract yet more anti-social behaviour to West Central Street, which has a history of such behaviour including drug dealing and drug taking.
- (5) The proposed building next to 14 West Central Street: (a) will negatively impact, to a significant extent, the daylight and sunlight which the one-bedroom apartments and the penthouse apartment (including its terrace) of 14 West Central Street will receive; (b) will overlook the one-bedroom apartments and the penthouse apartment (including its terrace) and significantly invade their privacy; (c) includes terraces which will be directly adjacent to our building and will cause noise/nuisance issues.
- (6) The proposed increase in height to the building which used to house the nightclub (located on the corner opposite 14 West Central Street) is also likely to negatively affect the daylight and sunlight to our building and invade our privacy.
- (7) The proposed development will take years to complete and will cause significant disruption to local residents during the demolition and construction phases in circumstances where many of us are working from home. I am also concerned about risks to the health of local residents living in close proximity to the proposed development particularly during the demolition phase. The local residents should not be expected to tolerate this level of disruption and risk to their health.

Objection by Anastasia Karseras

Resident of 14 West Central Street, London, WC1A 1JH