

From: Bowen, Carol [REDACTED]
Sent: 19 February 2024 09:50
To: Elaine Quigley [REDACTED]
Subject: RE: FAO: Elaine Quigley 2023/4727/P - 48-54 Charlotte Street, W1

Dear Elaine,

Thank you for sending this information to us.

Please find attached a photograph showing the proximity of the proposed 3rd floor terrace. We also attach a photo with a maintenance worker using the stairs to the roof, showing close proximity and workers on the 3rd floor even closer proximity.

As you will remember when you visited our property in December the proposed 3rd floor terrace is extremely close to the only window at the rear of our flat where we have a combined kitchen/living area that is in use every day (especially when we work from home) and in the evenings, as the bedrooms are at the front of the property.

The 1.8 meter privacy screens proposed for two sides of the third floor terrace (and not the east side end) would in no way decrease the noise and disruption generated by 'up to 140 people at any one time (on all terraces) having break-out sessions, talking/laughing, etc. for their 'wellbeing' as this noise will inevitably echo around the enclosed outside area. We have noticed how much sound echoes around this enclosed void area when occasional maintenance workers are present.

We remain opposed to the third floor terrace in any form due to the proximity to our flat's window (the only window to the combined kitchen / living area).

The proposed changes to the 5th floor do not make any difference as the planters will not stop overlook into our home and as the photo shows it is not a great distance from our windows. The hours of use are unclear. The numbers are incredible (100 for the 5th floor) and we will hear the noise from this close proximity. The illuminations from this building are a constant issue for us and these are not clarified for the roof as to turning off with light sensors.

The fire escape should be enclosed/shielded as it is in present form so that maintenance workers (and future office workers) using these stairs for access or to 'admire the views' from the higher roof space/terraces cannot look directly into our flat. The proposed roof canopy will not make any difference to the overlook from the use of these stairs.

Thank you for giving us the opportunity to comment.

Best wishes,

Carol Bowen and Andrew Smith
38c Goodge Street

