

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2450/P	David Ferris	26/07/2024 18:10:30	OBJ	Overall, I quite like the look of the proposed development.

However, I am greatly concerned that the development (especially the bar/drinking on the ground and lower ground floors) may cause the commencement of night-time delivery and rubbish collection services. These services generate very loud, staccato banging sounds, further magnified by the relative quiet of the night. In consequence, one is constantly awoken, and there are significant health harms. To sleep properly, one must install triple glazing, along with air conditioning to reduce the temperature during warmer months.

To elaborate:

\* I used to live at 55/56 St Martin's Lane, in a second floor flat with my bedroom facing on to the road.

\* Night-time delivery and rubbish collection services were a terrible problem. Sleeping with windows open was impossible, and I had to close the double-glazed windows. Even so, the bangings penetrated the windows, frequently waking me up. In summer, the problem was even worse, because the flat became unbearably hot. It was awful

\* In such situations, one constantly feels tired, because one isn't getting proper sleep

However, bad as that is, the problem is actually far worse. Sleep research of the last 25 years has shown that such situations are dangerous. Among other harms, they cause dementia and reduce life expectancy

\* During the evening, sleep is limited to many brief periods of shallow sleep, the start and end of which being defined by a delivery or pickup. In the same way that one quickly forgets dreams, the memory of most of the awakenings is lost when morning arrives. Nevertheless, no deeper sleep levels (including dreaming) have taken place; and one feels exhausted during the day

\* One of the reasons I live in New Compton Street is because it's quiet. The sounds of night-time sirens in St Giles High Street and Shaftesbury are deflected over the building, and there are no noisy night-time rubbish collection or delivery services. So I normally have windows open at night, and get proper sleep

\* Over the last 12 months, I have had to close my windows at night, because several possibly homeless people gather on the other side of the road, opposite my flat. They often shout loudly late at night, from around 11pm to 1pm or so. So of late, if they are around, I often have to close my windows, opening them after they've left

\* If the development brings about delivery and/or rubbish collection services during the night, the problem will be far worse. I will have to install triple glazing to stop the noise, which I don't want to have to do. I like having the windows open. I will also have to install air conditioning, because otherwise it will be far too hot during the summer--again, I don't want to have to do this

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2450/P	Ryan Heng	28/07/2024 23:00:28	OBJ	Dear Camden Planning

I am a resident of New Compton Street which back onto the development.

I OBJECT to the development proposal at (2024/2450/P) 151 Shaftesbury Avenue on the following grounds.

- 1) the Development contravenes Camden Local Plan Policy A1 - Managing the Impact of Development, as the additional floors and reduction in set-back of the floors does NOT adequately consider sunlight, and overshadowing
- 2) the Development contravenes Camden Local Plan Policy D1 - Design as it is NOT respectful of the "local context and character" of the area. The additional floors creates a much higher presence of the surrounding buildings
- 3) the Development contravenes Camden Local Plan Policy D1 - Design as it does NOT "integrate well with the surrounding streets and open spaces". NOR does it "preserve strategic and local views". The neighbouring buildings are overshadowed.
- 4) the Development contravenes Camden Local Plan Policy A4 - Noise and Vibration - as the proposed bar area on the Ground floor facing will disturb the peace and quiet of existing residents. The development is "likely to generate unacceptable noise and vibration impacts" which contravenes Camden Local Plan.

For these reasons I strongly urge the Camden Planning Department to reject this application and any further applications for the site which result in an increase in height of the existing building.

Regards

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Ryan Heng  
Camden Fire Safety And Compliance Advisory Panel

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Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2450/P	nancy	28/07/2024 14:16:56	OBJ	<p>Mr Alex Kresovic  London Borough of Camden Planning  Development  Town Hall, Judd Street  London  WC1H 9JE</p>

Re: Application no. 2024/2450/P  
151 Shaftesbury Avenue, London, WC2H 8AH  
Objection to development

I would like to strongly object to the above proposed development on the following grounds:

1) Impact on my life: This proposed development will have a massive detrimental impact on my life, as I suffer with really bad depression and have agoraphobia and stay in most of the time in my flat - I am under the doctor for this condition. Therefore this proposed new building would impact my life greatly and make me feel worse. and to even think of haveing a drinking bar/club would be a disaster to all tenants living in new compton street we have to put up with enough anti social behaviour in our street to have more drunk people who would be using our street as a toilet and parking ie getting in and out of there cars all night long out side our block

2) Loss of light to our building: I live on the second floor of Pendrell House, New Compton Street, diagonally opposite the site, on the corner of my social housing block. I am literally meters away from the footprint of the existing building. The proposed height of the new development would massively impact light entering my property on all sides but particularly along the side of Pendrell House facing onto New Compton Street. My right to light has existed in this block for almost 30 years. This development would massively overshadow my property, towering over my flat. All the rooms in my property would have a loss of light from the extreme height of the new building. It is just too big and too high and I would be overlooked would massively overshadow and block out light to all my rooms not just bedrooms

3) Impact on our neighbourhood: The building stage of this proposed development would turn our neighbourhood into a building site for many years to come. The noise and dust and dirt will be absolutely intolerable for all residents living in New Compton Street and Stacey Street also. New Compton Street is a very narrow road and noise has nowhere to go apart from upwards and is funnelled along the street by the high buildings. At the construction many heavy tipper trucks will be turning up very early in the morning - normally from 6am onwards, as has happened with other developments over the years here. These will be coming and going for many hours during the day to remove the rubble dug out from the site. The daily noise from this will make my life and the lives of all the local residents hell for years.

4) Impact on our homes and housing block: Myself and other residents are extremely worried about damage to our homes and our block due to the very close proximity of the construction and building site. Other developments over the years have caused damage to our roof garden and to the facing of St. Giles-in-the-Fields church - and this construction (Central Saint Giles construction) was much further away to us than this proposed . We are very concerned about damage to the foundations of our building and the facing of our block,

The proposed sheer size of the development would massively overshadow and block out light to all my rooms not just bedrooms

I would like Camden Council planning department to refuse this monstrous development.

nancy a resident in pendrell house

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2450/P	Michiko Harris	28/07/2024 10:12:18	COMMNT	<p>I am writing to express my opposition to the proposed development in our neighbourhood. The demolition, building work and commercial operation would bring great disruption to what is already a noisy area.</p> <p>Since the Angel pub was granted a permission to keep their beer garden open till 9pm, we suffer from unbearable noise level every day. To have the other side of the block facing more noise issue we will have left with nowhere to escape, no time of the day to relax. This thought fills me with anxiety and would definitely have negative impact on my child's GCSE studies.</p> <p>New Compton Street houses a lot of residents, making it unique in the area, therefore this type of development is not in keeping with the character and not the right fit for our neighbourhood.</p> <p>I strongly urge you to reconsider to the proposal.</p> <p>Thank you for your attention to this matter.</p> <p>Regards,</p>

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Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2450/P	Sian Williams	28/07/2024 19:41:58	OBJ	<p>I am Chairperson Of Lindsay house Residents' Association (LHRA), 30 New Compton Street (NCS) and am raising objections on behalf of 14 apartments at this address. Our building is next door to the proposed development, on the 5th, 6th &amp; 7th floors. We have a walkway on the 5th floor and a terrace on the 6th floor. The ground floor is Leyland, offices on 1st floor and The Glasshouse (GH) are 14 apartments on the 2nd, 3rd &amp; 4th floors. This Planning Application (PA) will directly impact our properties and lives and the other residents of NCS.</p> <p>They comprise Pendrell House and 45 NCS so, a total of over 90 residential properties (including 5 in 151 - the PA) are part of NCS. NCS is a residential street and at no point has this been properly considered or addressed in the PA.</p> <p>We were leafleted in early December 2023 with barely 2 weeks to comment, just before Christmas when people are busy with plans and holidays. I spoke to John, Kanda, on 14 December with our concerns and was told we had plenty of time for a dialogue. This is not the case as I only heard the PA had been submitted from The Covent Garden Community Association this week. Several people are on holiday/work and I haven't even managed to look at every document. enough to be very concerned about this PA. It was clear on my call that it is not understood that NCS is residential and the impact on us is important - it seemed that it is thought that a primarily office development won't affect the residents.</p> <p>The leafleting did not go to Pendrell House and the single 'Public Consultation' held during the day was not enough for working residents to attend. Royal London have not engaged properly or effectively with the residential community at any point.</p> <p>Compare this with the communication and resident meetings that the architectects and financiers had about 135 SA (Saville theatre). I attended a 2 hour consultation via an invite with senior developers and they followed that up with several open meetings at a local pub. Again, senior people engaged with residents, were informative and discussed our objections.</p> <p>I'll bullet point some of the points from the documents and Planning Statement that we wish to highlight:</p> <ul style="list-style-type: none"> <li>- No full and effective consultation with NCS residents and hence no proper communication of proposals or advertising of Public Consultation</li> <li>- No appreciation of the importance, disruption and reality of how NCS residents will be affected</li> <li>- NCS will have the main impact from the proposed PA as it is the only street wide enough for large vehicular access. I couldn't find the proposed timings but it will be over a year of constant building work. Imagine if the 135 SA goes ahead too? NCS will be uninhabitable with the noise and disruption. Also, affecting the price of our properties and the ability to sell or rent.</li> <li>- 7 deliveries a day? More noise and disruption in a residential street. We have enough with Forbidden Planet and Leyland</li> <li>- 2.10 (in PS) Not in a Conservation area but a residential one, just as important</li> <li>- 4.6 Camden Council considered the plans too tall for neighbouring buildings. At least that has been flagged</li> <li>- 4.16 Re-animate NCS? As you have stated previously in the PS it is a quiet street, we don't need to be reanimated we want to live here. Proposed terraces? I couldn't work out how they will overlook and affect us.</li> <li>- 4.18 As I have saidd, the leafletting was not widely distributed, Pendrell House were excluded</li> <li>- 4.20 not true</li> <li>- 5.2 Who will be using the private and communal roof terraces? There is a noise and disturbance consideration here for residents</li> <li>- 5.7 New users on NCS?</li> <li>- Rooftop for what use?</li> <li>- 5.12 A possible drinking establishment on St Giles Passage is not viable on the corner of a residential street</li> <li>- we have enough problems with the ones in the vicinity but they are established and not so close</li> </ul>

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				<ul style="list-style-type: none"><li>- 5.13 What new commercial retail in a residential street? Not appropriate</li><li>- 7.18 There will be harm to neighbours. We have not been properly considered</li><li>- 7.11 What supporting services to residents? A lot of talk about heriatge and design and very little about NCS being a residential street</li><li>- Cyclists - what are proposed rules re cyclists? - we have many problems with all road users here not appreciating we live and walk here</li><li>- 7.48 Overlooking Pendrell House and LH 6th and 5th floor outdoor spaces. LH living and bedrooms are on NCS so construction noise and dust will be a major concern</li><li>- 9.6 LH and NCS don't need vitality or a 'street scene' - it's a residential street</li></ul> <p>I hope I have reiterated enough that NCS is a residential street. RL and the proposed development have not given enough information and consideration of this from the start of the proposed development and it appears that it's not on their agenda, as if we won't be affected. I have responded to as much of the PA that I could read in the time given as we have not been informed. Please consider our objections seriously as this will impact our lives and homes considerably.</p>

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