

**Application No:** 2025/0407/P  
**Consultees Name:** Stephen Burgoyne  
**Received:** 21/02/2025 17:15:09  
**Comment:** OBJ

**Response:**

Dear Planning Committee,

I am writing to formally object to the proposed redevelopment of the car park site at 13 Britannia Street (Application Number 2025/0407/P). While I acknowledge the need for student accommodation and community spaces, I strongly oppose this application for the following reasons:

**1. Incompatibility with the Kings Cross Conservation Area**

The proposed design is not in keeping with the architectural character of Wicklow Street and the wider Kings Cross Conservation Area. The area is known for its historic and low-rise buildings, and the modern, 8-storey structure would disrupt the visual harmony and heritage value of the streetscape. This development would set a concerning precedent for future projects in the conservation area.

**2. Excessive Height and Impact on Derby Lodge**

At 8 storeys, the building would tower over the adjacent Grade II listed Derby Lodge, significantly diminishing its historic and architectural significance. The scale of the proposed development is disproportionate to its surroundings and would create an oppressive visual impact on this heritage asset.

**3. Loss of Light and Overbearing Presence on Derby Lodge Courtyard**

The development would hem in Derby Lodge's courtyard on its remaining fourth side, severely restricting natural light and creating an overbearing presence. This would negatively impact the usability and character of the courtyard, which is an important feature of the listed building.

**4. Impact on Residential Amenity**

The proposed development would directly obstruct the view from my bedroom window and significantly reduce the amount of natural light entering my flat. This would have a detrimental effect on my quality of life and the amenity value of my home.

**5. Loss of Privacy**

The rear-facing windows of the proposed building would overlook my bedroom, resulting in a significant loss of privacy. This is unacceptable and fails to meet the standards of respectful urban design.

**Additional Concerns**

**Overdevelopment:** The scale and density of the proposed building appear excessive for the site, potentially straining local infrastructure and services.

**Impact on Local Character:** The development would alter the character of the area, which is currently defined by its low-rise, historic brick buildings.

**Lack of Consultation:** It is unclear whether the concerns of local residents, particularly those directly affected by the development, have been adequately considered.

**Conclusion**

I urge the Planning Committee to reject this application in its current form. The proposed development fails to respect the heritage and character of the Kings Cross Conservation Area, negatively impacts listed buildings, and severely compromises the amenity and privacy of local residents. I would be happy to provide further

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details or discuss my concerns in person if required.

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