

Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/0592/P	13 Britannia Street & 146-146A Wicklow Street London WC1X 9JS	Jonathan Markwell	Mrs Allyson Birch	28/05/2013 09:53:26	OBJ

Response:

I would like to object to the change of use from a car park to an hotel and associated buildings. There are many hotels and residences in the area but no public car parks anywhere near this area. I work close to Brittainia street and need to park my car there.

Businesses in the area need somewhere for their workers and clients to park. It is going to become very difficult to operate efficiently if they need to walk miles back after just parking their cars. Please refuse this application.

Thank you

Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/0592/P	13 Britannia Street & 146-146A Wicklow Street London WC1X 9JS	Jonathan Markwell	Daniel Zylbersztajn	28/05/2013 06:55:43	OBJ

Response:

I do not agree to this.

1. There is no need for more hostels. The amount of temporary lower budget accommodation in the area is huge (both tourist and students) We need more flats for families and people living here permanently.

2. The dimensions are scandalous. They do not blend with the height of local buildings and would change the character of the area.

There is no benefit to the local residential community. There is unlikely to be a contribution to help community cohesion, alleviate housing needs or reduce criminal activity and anti social behaviour (drugs and alcohol). It will encourage businesses that are set to feed temporary guests rather than locals. It will not help spreading the burden of tourism and will continue to increase the load on King's Cross.

Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/0592/P	13 Britannia Street & 146-146A Wicklow Street London WC1X 9JS	Jonathan Markwell	Miss Janet Smith	25/05/2013 11:51:38	OBJ

Response:

I object to this application as the car park on the site is much needed by all of the businesses in the area. I work in Swinton Street and use the car park 3-4 days per week. I cannot use public transport as I have to transport materials to and from my place of work. There is no other parking nearby. This would cause serious problems for me personally and many others working nearby.

Application No:	Site Address:	Case Officer:	Consultees Name:
2013/0592/P	13 Britannia Street & 146-146A Wicklow Street London WC1X 9JS	Jonathan Markwell	Mr Sebastian Fahey

Received:	Comment:
27/05/2013 16:27:25	OBJ

Response:

As a resident of Britannia Street I am opposed to this application.

- Application requires the demolition of period features which are a loss to this conservation area
 - Application is for part 2, 3, 5, 6 and 7 story building which does not fit into the current make-up or look of the street.
 - Application will lead to loss of light to neighbours premises.
 - Application will lead to increased noise pollution and traffic into the quiet mostly residential street from hotel guests, hotel service and deliveries.
 - Area already has a disproportionately high number of hotels and hostels.
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Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/0592/P	13 Britannia Street & 146-146A Wicklow Street London WC1X 9JS	Jonathan Markwell	Ms Stephanie Richardson	21/05/2013 10:33:30	OBJ

Response:

I dont want a hotel next to where I live. It is hard enough getting a parking space and this will just add to the problems. Britannia St is usally a quiet road but with a hotel in it the noise level will be increased massively. six or seven storeys will be an ugly eyesore - it will be higher than the other buildings around it. It will be months of drilling, banging, dust, lorries and just constant noise. I am not happy about this

Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/0592/P	13 Britannia Street & 146-146A Wicklow Street London WC1X 9JS	Jonathan Markwell	Ms Ariane L Schick	19/05/2013 11:28:21	OBJ

Response:

- In a street with historical buildings, inside the Kings Cross/St Pancras Conservation area (adopted December 2003) the proposal is faulty. The physical aspect of the proposal is likely not to respect the quality and beauty of the surrounding area. The proposal suggests the demolition of a period boundary brick wall and vent shaft inside a conservation area.
 - The highest building in the street at present is 5 floors, a 7 storey building will in no way respect the architectural harmony of the conservation area. The description within the proposal (“part two... six and seven story”) is complicated and in keeping with the architectural integrity of the area.
 - The proposal of the a building as high as 7 storeys is terrible. The impact on the quality of life for the residents of the street, in particular for the residents of the Derby Lodge would be irreparable. The proposal would block all sunlight and induce a irreversible loss of privacy due to the extreme proximity of the proposed building.
 - Kings Cross has a disproportionate number of hotels; in the 500 metre perimeter of the proposed hotel there are already a vast number of hotels, including two of the biggest youth hostels (Class C1) in London. This is not a needed business in the area. Yet another hotel would push the area into becoming a mere place of transit rather than a real community of permanent residents.
 - The site and scale of the project would cause serious noise nuisance and critical amounts of dust and pollution for the inhabitants of the neighbourhood.
 - South Kings Cross is a densely populated area with very few parks, we would have hoped and expected Camden Council to act responsibly and thus turn this plot of land into a much needed park or community allotment.
 - The construction of such a project would severely alter the re sale price of properties on the street.
 - The elimination of the car park in the area would affect the health of the commerce and business on the street.
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Application No:

2013/0592/P

Site Address:13 Britannia Street &
146-146A Wicklow Street
London
WC1X 9JS**Case Officer:**

Jonathan Markwell

Consultees Name:

Gillian Mosely

Received:

27/05/2013 08:18:18

Comment:

COMMNT

Response:

Wicklow Street is a small cobbled street in a conservation area. This proposal is entirely out of keeping with this and would surely effect the living conditions in such a listed area.

Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/0592/P	13 Britannia Street & 146-146A Wicklow Street London WC1X 9JS	Jonathan Markwell	Mrs Claudia c zylbersztajn	24/05/2013 18:25:29	OBJ

Response:

Its highly important for the council to foster community spirit. The South sector of kings cross so desperately need green space. There are too many hotels in the area. What we now need is a park to help foster community spirit. The identity of south kings cross rapidly becoming an area of all types of hostel accommodation. We need to move away from this now. Too much of the same thing is not good for anyone in the long term. Give us green space not another hostel. Creating green space also create jobs.

Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/0592/P	13 Britannia Street & 146-146A Wicklow Street London WC1X 9JS	Jonathan Markwell	Mr COLIN GOODBOURN	23/05/2013 19:27:45	OBJ

Response:

i live in Derby Lodge Wicklow Street- all of the widows in my home are at the back opposite Brittanian St- the only direct light i get into my windows is as the sun goes down over St Pancras to the west. I am really concerned that this very tall structure will block out the only direct light i get.

I am also concerned that a very large hotel will change the nature of this previously quiet residential area. Already underway is the development of the large student accomodation block- Wicklow st/Brittanian Street - is adding a large hotel the right thing for the neighbourhood? Further increasing to the transient nature of the local population. and changing the nature of the community.

I am concerned about the mains water pressure - what impact will this new proposal and the development already underway have on water pressure in the locality?

Why is there so little provision for affordable social housing in this development- there is a n acute housing shortage - it is especially difficult for local young people in the area- born in the area- but with little or no chance of finding affordable local housing. Housing for locals should be a priority to assist in preserving the local community.

Application No:	Site Address:	Case Officer:	Consultees Name:
2013/0592/P	13 Britannia Street & 146-146A Wicklow Street London WC1X 9JS	Jonathan Markwell	Miss Kate Watkins

Received:	Comment:
27/05/2013 16:34:29	OBJ

Response:

As a resident of Britannia Street I am opposed to this application.

- Application requires the demolition of period features which are a loss to this conservation area
 - Application is for part 2, 3, 5, 6 and 7 story building which does not fit into the current make-up or look of the street.
 - Application will lead to loss of light to neighbours premises.
 - Application will lead to increased noise pollution and traffic into the quiet mostly residential street from hotel guests, hotel service and deliveries.
 - Area already has a disproportionately high number of hotels and hostels.
 - Area has a parking shortage.
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Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/0592/P	13 Britannia Street & 146-146A Wicklow Street London WC1X 9JS	Jonathan Markwell	stephen w Taylor	27/05/2013 16:19:14	COMMNT

Response:

I object to the application for reasons below:-

My primary concerns relative to this planning application are the increase in both pedestrian and vehicular traffic in the area combined with the diminution of the availability of parking, there will be little to no parking in the area unless more residents are allowed residents permits (which I believe are not permitted relative to 4/6 Britannia St and the student residents development. Currently the site in question is used for car parking and is usually full. Where are residents and contractors supposed to park? I would hope that if this development is allowed more residents parking will be granted, this could be assisted by the removal of the 2 doctors spaces which are rarely used, the diplomatic spaces and the shared car ownership spaces. Could there be some review of car parking in the area combined with the consideration of this development.

2. Moving on to my 2nd and equally if not more important concern is the loss of daylight/ sunlight. Having examined the day light and sun light study prepared by my fellow chartered surveyors employed by rights of light consulting I am sorry to say that I find it inaccurate and misleading. I would respectfully request that this is returned to rights of light consulting in order for them to reconsider their findings in light of some of the comments made below:-

eg: in certain instances the labelling of windows is misleading in so far as it paints a picture inappropriately that there is not an intense habitable usage behind the windows photographed. To give but a few examples it seems to me inappropriate in the first photograph to label the window next to window 1 inhabitable as this is a link between living, kitchen and bedroom accommodation. The description non habitable is inappropriate as it is actually habited. These inaccuracies continue when describing 6 and 7 as bedrooms. window 7 is in fact to a study and additional living accommodation. (cont'd in email) today
