

10th February 2014


**Re: Objection to Planning Permission – Fifth Floor, 45 New Compton St.
Camden Council Ref: 2014/0150/P**

Dear Mr Miller,

I wish to object to this development for the following reasons:

- Pendrell House is enclosed and blocked in by many high-rise buildings that encircle it. The development would create a sense of enclosure in every direction, especially for those long-term residents that live opposite it, where the proposed development's SW elevation will dominate the outlook of the kitchens of flats 11, 17, 23 and 25 Pendrell House. This end of the proposed 5th floor is in line with the existing SW wall below it and not set back as in the adjusted NE end plans of the development now. The Planning Inspector in his appeal dismissal report (16 July 2013) viewed the proposed development level from the rear windows on adjacent flats on St. Giles High Street and found that "the proposed additional storey...would impact upon the outlook from rear windows of those properties along St. Giles High Street... In this regard, I find the proposed development would further reduce what is an already constrained outlook and would appear overbearing". I insist that this development would have the same negative effect in terms of outlook for those residents I have identified above. My kitchen window view would be completely filled by this new level. I invite you to see the impact upon our outlook in those flats identified in Pendrell House before making your decision. (See Enclosed 1) * SEE OVER
- In line with the above point, the proposed 'privacy screen' at the SW end of the new development is not acceptable to those residents living opposite it, as this once again would dominate our outlook.
- The Planning Inspector in his appeal dismissal report (16 July 2013) viewed the proposed development level from the rear windows on adjacent flats on St. Giles High Street and found that, "the proposed increase in height would... reduce the amount of daylight entering into those windows on St. Giles High Street which face the appeal property....I find that this would result in harm." As daylight lessens on each level further down our building at this end, I insist that this loss of daylight applies to the kitchens of flats 1, 11, 17, 23, which lie adjacent to this development and an onsite assessment in terms of loss of daylight must be carried out before a decision is made.
- The development works would cause yet more noise nuisance, dirt, dust and disruption to residents in a narrow street busy with business traffic.
- The development allocates no social or affordable housing within it. This small area is densely populated already and currently has a very high concentration of numerous blocks of luxury flats (Central Saint Giles, Glass House, etc), including the hundred proposed within the Almacantar Centrepoint/ Centrepoint House development, plus another x10 to be built in the Glass House, which face New Compton Street.

- The development will have a negative impact upon a precious and at risk conservation area (on the Heritage at Risk register – English Heritage, 2009, as identified in the Denmark Street Conservation Area Appraisal & Management Strategy, Camden Council, adopted 16/3/2010) and will further erode the Denmark Street Conservation Area, especially as it faces a historically important Grade I listed church. The Planning Inspectorate report (24/6/13) found that "the proposal would harm and fail to preserve the character and appearance of the Denmark Street Conservation Area - contrary to Core Strategy policy."
- The development will in consequence affect the future of the protected and mature trees in the historic churchyard that already overhang the proposed development by some height. The dense canopies would impede both light and outlook to these proposed new flats. (See Enclosed 2a, 2b, 2c)
- Further to the above point, Flat 1 in the proposed development would have daylight and outlook obscured by both trees on the churchyard side and privacy screen along the SW side. This would in consequence further affect the future of these protected trees. (See 2b)



* In addition to the kitchens of 11, 17, 23, (and as I found out last night), there are also kitchens at N^o/1, N^o/2, 10, 16, 22 Perceval House that are opposite the SW end of N^o/45 New Compton Street. N^o/2 and N^o/1 also have bedrooms opposite too. All these rooms will be affected by loss of daylight and outlook. The lower down the building, the darker these rooms are.

Re: 5th floor development, 45 New Compton Street
Application
Planning ref: 2014/0150/P

Submitted by Jane Kilm-Gold
17 Pendrell House

(Enclosed 1)

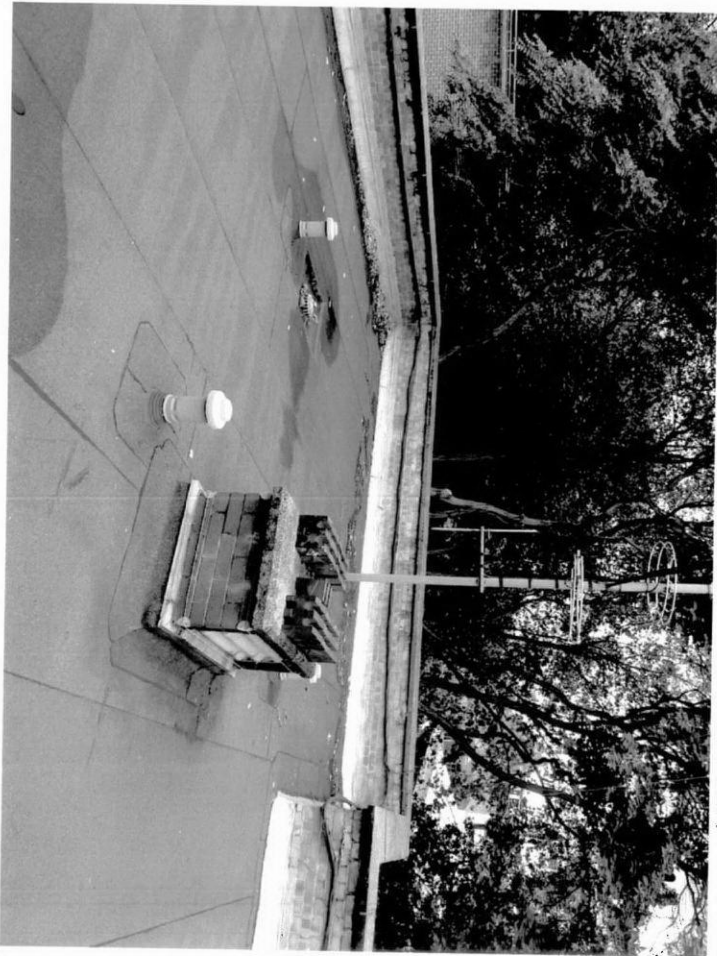
Kitchen window view from 17 Pendrell House



2a. Showing the height of trees last year
over 45 New Compton Street



000. driveway in height/density of tree canopy from roof of 45 New Compton St. Summer 2013. This is the other side from



Flat 1
on the
prepared
site floor
at
N5/45
New
Compton
St.

2c.
Showing height and density of tree canopies at 5th floor
level of New Compton Street

