

Dear Ms Miller

Objection to Planning Application 2013/7039/P (107 Gray's Inn Road, London, WC1X 8TZ)

We live in a four storey townhouse in Brownlow Mews, directly behind the building which is the subject of the current application. Our property is the one of four mews houses, and ours is the most northerly of the four, directly backing onto the northerly part of 107 Grays Inn Road. The house is made up of a ground floor bedroom at the rear of the property; a living room (front) and kitchen (again at the rear) on the first floor; two bedrooms on the second floor (the one at the rear occupied by our sons aged 12 and 10); and a living room on the 3rd (top) floor which runs across the whole of that floor.

The key issue here is to understand how close together the buildings on Grays Inn Rd and Brownlow Mews are: the rear of 107 Grays Inn Rd is only 3.5m from the rear windows of our house, and thus anything that goes on in that building has the potential to massively affect our lives.

The application states that the rear windows of the townhouses in Brownlow Mews face north, something that is factually incorrect, as in fact they face almost due east. This means that the additional floor proposed would result in a significant loss of light for our property, making our ground floor bedroom completely dark and detract considerably from the light coming to our first floor kitchen/diner (where we spend most of our time) and second floor bedroom. The additional floor will mean that no sunlight in the morning falls on our rear elevation (where our principle habitable rooms are located), which will significantly detract from our reasonable enjoyment of our property.

With regard to overlooking the application building is a four-storey building. The proposal is to provide an additional floor with a number of windows (described on the plans as either dormers or roof lights – though given the steep pitch of the mansard they are clearly windows). A distance of 3.5m is not adequate to prevent overlooking and loss of privacy to our property, even if the adjoining building were to resume use as offices. The additional floor will result in further overlooking of our habitable rooms (ground floor bedroom, first floor kitchen/diner, second floor bedroom) and loss of privacy preventing us fully enjoying our roof terrace/living room on the third floor.

The proposals also indicate that new double sliding doors will be created on the ground floor to the rear of our property, with what appears to be a seating/eating area being provided. Furthermore, new high level condenser units are proposed which are shown at first floor level on the rear elevation, which of course are directly behind our kitchen window and small terrace, and only 3.5m from our property. These will certainly impair our visual amenity, since they will be the first thing we see as we look out of our patio doors from our kitchen, and the aircon units, together with the prospect of people gathering on the new patio area to the building, presumably to smoke, will have the potential to result in noise and disturbance and detract from our reasonable enjoyment of our property.

Also, the plans indicate a 26 square feet recyclable waste unit located just under our kitchen balcony which is likely to be an eyesore for us, and also the source of noise as waste is tipped in and potential smells if it is not emptied frequently enough.

Finally, whilst of course we are objecting to this application, if Camden are minded to grant permission it is imperative that working hours on the development are limited to 8am to 6pm Monday to Friday.

Yours sincerely

Dr Tessa Ogden & Mr James Tomkinson
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