

I write to raise objections against the application ref 2013/5975/P regarding change of use and alterations to 73-75 Kenton Street, London WC1N 1NN. As residents neighbouring the property, our grounds for objection are as follows:

1. **Installation of balconies & roof terrace (privacy)** – we are very concerned about the addition of these features as it will be very close to the private entrance and rear windows of ours and neighbouring properties. Given that the backs of our properties act as a private rear yard we feel these outside spaces will result in a horrible an invasion of our individual privacy. (Incidentally, we are aware that applications in the past from neighbours for balconies have been declined and we feel this application should be no exception).
2. **Installation of balconies & roof terrace (noise)** - the rear space behind ours and the Marchmont Street properties creates an echo chamber, so we are also concerned about excessive noise breakout caused by people using the balconies. In the past there have been office parties and smokers using the back fire escape which we have satisfactorily curtailed with intervention. However, the flats could very well end up being occupied by students and any new source of noise cannot be tolerated! (We are already fighting noise in this area from The Generator!)
3. **Change of Use** – given the amount of rental accommodation in the area, (which in any case tends to be occupied by transient residents), we really feel that any change of use would result in a negative effect upon local employment & amenity. We are concerned that this building (originally occupied by Norris & Sons Builders) has long been part of the commercial activity in this area and provides much needed offices for small businesses.
4. **Parking** – The addition of 4 new residences will bring new pressures to the already over stretched street parking available in Kenton Street and surrounds. As a parent with two young children, we already find it difficult to park close to my home and am concerned that further residential occupancy will exacerbate this. Office user by contrast tend to commute on public transport.
5. **Building Works & Noise** – about a year ago we endured noisy and disruptive building maintenance to the rear of Marchmont Street properties. Given this experience, I would object to any further noise and building works which is a major disruption in our peaceable occupation. Also potential impact on the alleyway servicing ours and neighbouring residential properties runs parallel with the side of the building at 73-75 Kenton Street. Any opening up of lower ground level and works on the ground floor level are likely to impact on this access, in terms of possible obstruction, danger to children, noise and invasion of privacy.

In addition to the aforementioned objections, I would also like to add the following comments about the application:

1. **Conservation** – since our area of Bloomsbury has been designated a conservation area. I would like to see more information on how the existing brickwork and architectural fittings will be incorporated into the new development. I think it is vital the local heritage is sympathetically preserved.
2. **Service Alleyway rear of 50-56 Tavistock Place** – given the proximity of the proposed building works to our private alley, I think any planning permission might also be conditional upon undertaking remedial work to the alleyway. This would include repointing the party wall enjoyed by both sides,

adding suitable finish to the top of the wall and resurfacing the path.

