

Gentet, Matthias

From: [REDACTED]
Sent: 04 September 2013 16:51
To: Planning
Subject: Planning application 2013/4916/P 114/118 Southampton Row - Ben Le Mare
Follow Up Flag: Follow up
Flag Status: Orange

Dear Mr Le Mare,

PLANNING APPLICATION 2013/4916/P 114/118 SOUTHAMPTON ROW WC1B 5AA

I object to the above planning application for the following reasons:

1) External Appearance

The application is for 2 extra stories to be built on top of 114/118 Southampton Row to align it with the height of Russell Square Mansions to the north. However, 114/118 is already aligned in height and facade with its much larger neighbour Ormonde Mansions to the south. As Ormonde Mansions visually dominates Southampton Row, this alignment was presumably the intention of the original planners and developers in the 1950s. I consider that the building, and the street overall, would look worse if the alignment was changed from Ormonde Mansions to Russell Square Mansions. At the rear of 114/118, I am concerned that the green walls may not thrive or be maintained and become an eyesore and, possibly, smell.

2) Loss of Daylight, Sunlight and Privacy of Neighbours

My main objection to this entire planning application is the significant reduction in light to my kitchen/living/dining room (Flat 20 4th floor windows W1 and W2) and main bedroom (W3). The loss of light shown in the applicant's BRE calculations for W1 and W2 - 17.5% and 15% reduced to 10% and 9.3% would have a serious effect on my life. Moreover, I currently enjoy direct sunlight streaming through these windows in the afternoon, which I am unlikely to get if my outlook onto the sky is filled in with 2 extra stories only 4.5 metres from my windows. This proposed loss of light and sunlight is completely unacceptable to me.

I am also concerned that my privacy may be reduced by change of use to residential of rooms overlooking my flat. Obscured glass windows may be opened. Current office use means I have privacy in the evenings and at week-ends. The proposed balconies also worry me. Who will have keys to them? The applicant states that they are for maintenance, but how would this be enforced and who would we report any misuse to? Could they be used for recreational purposes by some future owner?

3) Noise

Misuse of "maintenance" balconies could also cause noise nuisance as would any external access to other parts of the proposed building, including the greenhouse and ground floor backyard. I would want a strict assurance that the residents of Russell Square Mansions would not suffer any noise from users of 144/188 Southampton Row or from plant, generator, extractors or other machinery.

I should like to add that residents of Russell Square Mansions also face noise, privacy and loss of light issues on the other side of our building with the development of the old St Georges School in Old Gloucester Street. We would be grateful if our council appreciated that we are feeling rather closed in on our only two walls on which we have windows.

Yours sincerely
 Virginia Alison, Ms
 Flat 20, Russell Square Mansions
 London WC1B 5AE