

Richard McEllistrum
Principal Planning Officer

Camden Planning ,Town Hall
Judd Street WC1H 8ND
5th July 2013

Telephone: 020 7974 2056

Ref 3013/3807/P

Dear Mr Mc Ellistrum



Re: **my objection also, re Royal Mail Group Development planning application number Ref- 2013/3807/p - to the A3 tower on the Phoenix place P1 site**

I'm a leaseholder resident at 3 Laystall Court (a 9 floor residential building, containing 30 flats, half leasehold, other tenanted)

I also ,along with my neighbours, feel very strongly, reiterating others here, in particular regarding my strong objection, to the imposing 16 storey tower A3 block, proposed to be sited directly opposite across us, I live on the **ground floor, Flat 3 Laystall Court** , and will suffer greatly through loss of light and being hemmed in.

I strongly object to this proposed 16 floor tower and feel very worried and concerned, (along with many of my fellow residents) with the RMG Dev,a plan with no real consideration for our position , whilst our views on the **A3 tower** and it's effects to our homes,to date ,raised both verbally in writing, have all been largely ignored,disregarded. as to the literally overwhelming impact this corner tower, right opposite us , if passed, without significant changes and amendments would cause us.

So to sum up why I,**Gloria Albercia Flat 3, Ground Floor -an elderly retired original resident owner occupier**, along with others, also want to **'Lose it, or Move it'** this A3 tower.

1. Being so close ,and at ground level as I am, being adjacent to the proposed block, will significantly block out, reduce my light, and quality of living, life, leading to a very hemmed in ,oppressive dull, dreary feeling.
- 2 Potential for .increased crime and break-ins to our car park ,(being directly in front of me, our car park, between our building and proposed A3 tower).
- 3.I am also concerned that as an owner, the tower will, including over shadowing, at the very least reduce the saleability of my flat and potentially decrease the value as well.
- 4.Create more noise and disturbance from the buildings' occupants and potently increase more anti social behaviour which I already, regularly have to put up with, with from disrespectful, inconsiderate various people, that congregate around our entrance and my front door and windows, causing more filth and ant-social behaviour, and numerous calls to the police.
- 5.The increase in foot traffic noise and nuisance, entrance being direct opposite us, the A3 tower will invariably bring.

...so to sum up my concerns as a long standing retired resident;

- I will automatically have my light and view considerably restricted, which obviously I do not wish or want.

-My quality of life will be impaired due to greatly restricted light views and less of a views, neither of which would be the case if at least was position it was moved further along Mount Pleasant, to my right and further back,, facing our car park at Laystall Court.

-A lack of privacy, as we all will be able to 'mutually' look directly into each other homes, which is not the case now, therefore I do not want this high rise A3 tower in front of, opposite me....reinforcing a an oppressive trapped in feeling.

-Also the added waste and pollution this will create, also worries me.

-.Finally , how this would affect my current light and airy feel of my flat,,along with the desirability and saleability of my flat.

So *l*we really wish to stop, for many good valid reasons, this proposed A3 the 'tallest tower' being from being built at all,or at the very least not being located directly opposite, adjacent to us, making no sense at all to us.
Again..we feel,with good considerate neighbourly planning, it would make more sense for the A3 TALLEST TOWER, to be located in the centre of this massive development, perhaps as a kind of central beacon feature ,i.e Phoenix tower rising from the the centre. or moved along ,over, positioning further right (from my our building) along Mount Pleasant,up and or ultimately practically, located near non-residential, commercial/office buildings sides i.e. either adjacent/opposite ITN rear side along Gough St,near Coley St. or opposite post office building side along Phoenix Place existing staff car park entrance, or increasing the other tower storey heights for the proposed 345 res units.

As residents of Laystall , we do not object to need for more housing,including affordable homes, though I believe it's just 11%, just more sensibly sensitively distributed, located over a large 12 acre site. We'd ultimately like the A3 tower to be at least relocated,moved , reconfigured away from our frontal views or in centre of the RMG

Finally, checking through the application,we are the only existing residential building (and so greatly affected) on the Phoenix P1 site, unfairly being expected to accept, out of the several other proposed and all lower towers in the application, a tall tower (the tallest) to be built directly in front of and opposite, blocking us in and our views ,light out, etc..Such mass, really is too much. (So we ask is that you take on board our situation, move away the A3 tower, which is simply regard and make good common sense planing/thinking.

Many thanks.

