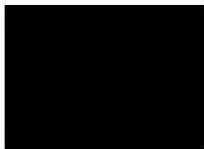


Mr Richard McEllistrum
Principle Planning Office
Camden Planning Department
London Borough of Camden
Town Hall Annexe
Argyll Street
London



3 June 2013

Dear Mr Richard McEllistrum

Objection Letter to Application for Planning Permission: London University Garden Halls Redevelopment: 2013/1598/P

As an owner and resident in Sandwich/Sinclair/Thanet House, I write to express my concerns and objection to the planning proposal referenced above. These are as follows:

- **The size of the proposed structure**

This will dominate our residential area and impact significantly on the beauty of Bloomsbury. It will lead to loss of outlook for some flats and a more general sense of being trapped, enclosed and overlooked by the structure.

- **The likely increase in noise**

Noise is likely to come from the students themselves, particularly if they have access to the roof space and access to the townhouses from Sandwich Street. There is also likely to be increased noise from condenser units or cooler units on the roof. The increased traffic in the area, particularly coach loads of overseas students during the summer months and the delivery vans, are all likely to add both noise and pollution.

- **The loss of daylight to the flats**

This is likely to affect a number of flats severely, but the rest of the block is also likely to see some reduction in sunlight. The impact of loss of day light needs to be considered on an individual flat by flat basis rather than in the context of the block as a whole.

- **Overlooking and loss of privacy**

Nearly all the flats on Sandwich Street will face overlooking. As a resident on the 4th floor of Sinclair House there is also likely to be a degree of overlooking. I would like reassurance as to how the flats can be protected.

- **Potential bad behaviour from the students**

The large increase in students in the area is likely to bring with it increased noise, parties, drinking in the streets and general bad neighbourliness. We have experienced this in these flats with some of our own student residents, leading to eviction. Who will be there to monitor and take action on disturbances emanating from the new halls?

- **Potential increase in crime**

Criminals target students. There have already been irregular spates of drug dealing around the back of the current car park on Sandwich Street. Who will protect the students and discourage local youths/gangs from gathering?

To conclude, I object to the proposed development because it will significantly change the look and feel of a beautiful and historic part of Bloomsbury that we should protect. As a graduate from London University myself, I understand the need for more student accommodation. I myself lived in Shafer House on Drummond Street during my undergraduate degree, so I have direct experience of the likely impact such a large increase to the current halls of residence will bring. The difference with the Drummond Street residence was the fact it was not built in a quiet neighbourhood area.

I believe that planning permission should be refused.

Yours sincerely

