



28<sup>th</sup> May 2013

Regeneration and Planning Development Management  
London Borough of Camden

att: Richard McEllistrum

re Application Ref: 2013/1598/P  
Associated Ref: 2013/1787/C

Dear Mr McEllistrum,

I am writing to you in connection with the plans to redevelop the University of London's Garden Halls.

I have lived at Flat 75 Sandwich House since 1990. The flat is my primary residence.

I realise that loss of a view is not a valid ground for objecting to the planned redevelopment, but I understand that loss of daylight and sunlight is a valid ground for objection. My flat is on C staircase on the fifth (top) floor. Two of the three rooms of the flat have a clear line of sight to New St Pancras Church, on the corner of Woburn Place and Euston Road. The proposed redevelopment, in closing the gap between Hughes Parry Tower and the rest of Hughes Parry Hall, would entail a major loss of daylight and sunlight to my flat and to other flats similarly situated in Sandwich House. The light enjoyed by the flat was a major consideration when I bought the property and I feel that losing it would significantly reduce my wellbeing and that of future occupants of the flat and others like it.

I also feel that Hughes Parry Tower is a significant building. The proposed redevelopment, which I heard the University's planning consultant say at a public meeting would make the tower a "bookend", would in my opinion reduce the architectural value of Hughes Parry Tower.

The proposed redevelopment would, it seems to me, alter for the worse the character of Sandwich Street. Some have claimed that the rear aspects of Commonwealth and Canterbury halls, facing Sandwich Street, lack architectural distinction, but to my mind they are actually rather well thought out. The variety of elevations of Commonwealth Hall, in particular, and the variety of depths from the street at various levels, prevent their dominating the street.

By contrast, the proposed new building is a large monolith which would, I feel, greatly overshadow all the buildings opposite.

I would very much hope that whatever is allowed to be built on the Garden Halls site would show greater sensitivity to the existing character of Sandwich Street.

Yours sincerely,  
Peter Ricketts