

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/5911/P	David Moore & Valerie Woods	2 and 4 Grays Court 51-53 Grays Inn Road London WC1X8PP WC1X8PP	22/10/2014 09:13:55	OBJNOT	<p>Following the applicant's unsuccessful appeal for this site earlier in the year, he and his architect asked to meet us to discuss how the building plan could advance. A new plan was outlined at the meeting. The new build would be set back from our party wall although regretfully still high towards the front, the spiral staircase and full windows across the back of the property were removed. Although the height and mass of the building still concerned us, we agreed these were much better plans and many of the problems identified at the appeal were addressed. We were then so disappointed to see a band of windows had been re-introduced on the new plans on Camden website. We appreciate they are smaller than the previous design but they are not small, and run the entire width of the building. We also know obscured (the % of this can vary hugely) glass will be used but regardless this will still be a considerable source of light facing our building, and will effect bedrooms and living rooms throughout our building. Whilst in consultation there was no rear facing windows on the design, just a skylight/lightwell.</p> <p>We object most strongly in the Planning Statement to 'The revised design has now been produced following consultation with neighbouring residents in Gray's Court (51-53 Gray's Inn Road). The design as now submitted has been agreed by this party as having addressed satisfactorily their concerns surrounding the previous design'. We have not agreed these plans. We have not seen them. We could not agree to them.</p> <p>In summary our main concerns are:</p> <ul style="list-style-type: none"> - Overbearing design and the sense of enclosure this building creates for its neighbours. It will be substantially higher (900mm), replacing a hipped roof with a full width design. The height of the building has been a confusion throughout, even at appeal. - The Camden Planning Guidance to prevent overlooking for opposing properties is 18m. We strongly question the 18m rule, this build is not 18m from our building. - Lack of architectural merit of the window design. - Increase in light pollution - light studies are mentioned in reports time and time again, based on a calculated index. This band of light, regardless of glass type, will make a big difference to our quality of living as the majority of the living and sleeping accommodation of apartments 2, 4, 6, and 8 are to the rear of the building, where at night there are currently no lights. - Loss of natural light due to a higher build - this is particularly relevant for No. 2 which currently enjoys a lot of light and the living room will suffer. - Lose of sense of privacy. - Overdevelopment of the area where public services are already overstretched. - Overdevelopment of the news – most of the new buildings are higher and bigger than existing buildings. - Building site - we would want input into the works schedule and site management. Working hours could in no way include weekends, or work before 8.30 or after 5pm Mon-Fri. This build will be right in our faces. We will have to endure noise, workers on scaffolding looking directly into our living and bedrooms, lack of privacy etc.

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2014/5911/P	Mrs Diane East	Flat 6 Grays Court 51-53 Grays Inn Road WC1X8PP	21/10/2014 19:35:45	COMMNT	This design is far too big for the space. It is far too close to our flats resulting in light pollution and loss of privacy. The applicant does not have the agreement for his design of the owners of Grays Court..The planned house will have very bad effect on our flats.I strongly advise that this application should be refused.
2014/5911/P	MR. ALEX ROBBINS	FLAT 3 GRAY'S COURT 51-53 GRAY'S INN ROAD LONDON WC1X 8PP	22/10/2014 14:53:30	COMNOT	Although the resubmitted plans for this development appear to address some of the concerns raised during the last committee meeting, it would seem that a number of issues still remain. The upper floor of the proposed build has been set back, but the windows on the back wall (which face Flats 2, 4, 6, and 8 of our building) are still included in the plans. These windows will surely be a source not only of light pollution for the facing apartments, but will also lead to a loss of privacy and a heightened sense of being overlooked/encroached upon. All the apartments at the rear of our building have balconies, and flat 2 a patio/garden area, so it is difficult to see how such a loss of privacy is conducive to the enjoyment of these spaces. Furthermore, even though the upper floor is set back, this does not really address the problem of the sheer scale of the build, and the resulting loss of natural light. These features would constitute undoubtedly a blight on the living conditions of all concerned parties in our building.
2014/5911/P	Ramnek Matharu	23/24 Kings Mews London WC1N	23/10/2014 13:48:36	SUPNOT	<p>I am well aware of the considerable efforts made since the original planning application to design a Mews house that appeases the neighbouring properties and does not impinge on their amenity.</p> <p>The current plan was developed in consultation with 2 of the neighbours at Grays Court. I was able to attend a meeting in June with the architect and owner of 22 Kings Mews. It was clear to me that the current scheme was well communicated and understood by the neighbours.</p> <p>The scheme has a very low massing at the rear (less than 23/24) and will be the lowest profile of all the proposed developments on the street.</p> <p>At a time when faceless developers plan and develop without consideration and interaction with the community and neighbours it is nice to see this much effort and accommodation put into a plan. This is even at the cost of personal space, utility and amenity on the part of the owner.</p> <p>I wholeheartedly support this application.</p>

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2014/5911/P	Ramnek Matharu	23 Kings Mews London WC1N 2KB	23/10/2014 16:30:09	AMEND	<p>I am well aware of the considerable efforts made since the original planning application to design a Mews house at 22 Kings Mews that appeases the owners of neighbouring properties and does not impinge on their amenity.</p> <p>The current plan was developed in consultation with two of the neighbours at Grays Court (Flats 2 and 4). I was able to attend a meeting in June with the architect and owner of 22 Kings Mews. It was clear to me that the current scheme was well communicated and understood by the neighbours. The plans have been amended since then by the addition of window louvres to reduce light spillage at the rear, which I have seen.</p> <p>The scheme has a very low massing at the rear (less than 23/24) and will likely be the lowest profile of all the proposed developments on the street.</p> <p>At a time when faceless developers plan and develop without consideration and interaction with the community and neighbours it is nice to see this much effort and accommodation put into a plan. This is even at the cost of personal space, utility and amenity on the part of the owner and his young family.</p> <p>With this in mind, I wholeheartedly support this application.</p>
2014/5911/P	P Taylor	Flat 6 Grays Inn Court 51-53 Grays Inn Road WC1X 8PP	23/10/2014 11:47:55	OBJ	I object as the building will affect the light into my apartment , the noise will be a disturbance as I am often working from home .
2014/5911/P	Michael Rae	26 Kings Mews WC1N 2JB	22/10/2014 15:10:10	NOBJ	I fully support the planning application as it is in character with the current, and proposed, view of Kings Mews., and is an improvement on the existing building.
2014/5911/P	Nicholas Rae	29-30 King's Mews London WC1N 2JB	22/10/2014 13:50:13	SUPPBOBX I	<p>I'm a resident in King's Mews, have a passionate interest in conservation as well as architecture, and support the application.</p> <p>The replacement building has been sensitively designed and does not replicate it's neighbours so it adds interest in to the typical diverse evolution of mews' street scenes.</p>
2014/5911/P	Michael Rae	26 Kings Mews WC1N 2JB	22/10/2014 15:57:08	SUPPRT	<p>I fully support the planning application as it is in character with the current, and proposed, view of Kings Mews., and is an improvement on the existing building.</p> <p>This is a duplicate submission as I did not realise Comment Type "No objection" was different to "Support"</p>

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2014/5911/P	Roger Maddock	4 Rue de La Forge Goruville Jersey Channel Islands	20/10/2014 20:29:37	NOBJ	We carried out a development at 12/13 Kings Mews in 2011 converting a mews garage with flat above in poor condition into a 3 bedroom family house. We retain ownership of the property. We strongly support the application to develop No 22 which is a semi derelict old warehouse and somewhat of an eyesore. We consider the plans submitted are imaginative and will enhance the character of Kings Mews.
2014/5911/P	Claudio Calcagno	Flat 5 51-53 Grays Court London WC1X 8PP	23/10/2014 07:45:29	OBJ	I oppose this newly proposed development, mainly because it adds to an already very crowded area. It is a large building that would give a sense of enclosure to adjacent buildings and affect the privacy of residents living opposite it.
2014/5911/P	Mr and Mrs MacDonagh	28 Kings Mews London	20/10/2014 15:13:48	SUPPEMPE R	We think this is an excellent scheme and support the application.
2014/5911/P	William Godleman	20/21 Kings Mews London WC1N 2JB	22/10/2014 19:25:53	NOBJ	<p>With respect to the planning application for 22 Kings Mew.As the owner of the adjoining property 20/21 Kings Mews I shall be most affected by any future development on this site.I have met and discussed the plans with the owner of 22 Kings Mews.Over the course of an original planning application that was recommended by the council planning team but was eventually rejected,together with an unsuccessful appeal,i am aware that the plans for the site have been significantly modified In terms of reduced massing and the introduction of privacy and other elements to the rear to accommodate the demands of the neighbours and adjoining properties.</p> <p>With this in mind I would like to endorse what I consider to be a sympathetic and appropriate scheme.</p> <p>Kind Regards</p> <p style="text-align: right;">W Godleman</p> <p>20/21 Kings Mews</p>
2014/5911/P	Richard Moross	4 King's Mews WC1N 2HY	23/10/2014 09:18:04	NOBJ	I am supportive of this design.