

Your Ref: 2014/5154/P

27 October 2014

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Dear Sirs

Application Reference No: 2014/5154/P
Associated application: 2014/0845/PRE
Address: 195-199 Gray's Inn Road London WC1X 8UL
Proposal: Substantial demolition of the existing buildings on site, including the front elevation and roof, and construction of three 2-storey dwellinghouses

We write further to the above proposal on behalf of our client, a resident owner of an apartment on Mecklenburgh Street, which overlooks the proposed development from the rear. Our client has strong concerns that the development in its current form will cause the loss of visual amenity to him and a number of other properties on Mecklenburgh Street, as well as representing a considerable risk of light spillage from below, to the detriment of the enjoyment of his and others' properties.

We note that the Core Strategy to Camden Council's Local Development Framework explains that the Council has undertaken to ensure that Camden's places and buildings are attractive, safe and easy to use by, amongst other things, requiring development of the highest standard of design that respects local context and character. The strategy also stresses that the Council intends to preserve and enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. We also note that Section 70(2) Town and Country Planning Act 1990 requires a local authority to have regard to any material consideration relating to the development. Our client has deep concerns that, amongst others, the above elements of the LDF will not be met by the proposed development and we detail below considerations material to the application.

As you will be aware, the proposed development is within the Bloomsbury Conservation Area, and our client's property is within a Grade II listed building. Our client has been required to adhere to the strictest standards in keeping with the heritage of the area in developing his own property, and we trust that those same high standards will be applied to the proposed development. Whilst we appreciate that a Heritage Impact Assessment has been carried out, we note that it has not taken account the loss of visual amenity that will be caused by the installation of unsightly photovoltaic solar cells on the roof of the development. These will be directly below the back of our client's flat and clearly visible from his back window.

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We also understand that the intention is to include large sky lights at the back of the development, which will no doubt allow light spillage upwards, diminishing significantly the use value and enjoyment of our client's back room and those of his neighbours.

We would urge that the application be reconsidered in light of the above, so that the eyesore of photovoltaic cells be removed or ameliorated (perhaps by way of a 'living' roof), and steps taken to ensure light spillage from the development is dealt with effectively.

Yours faithfully

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Withers LLP