

Dike, Darlene

From: Margaret Richardson [REDACTED]
Sent: 03 November 2014 11:51
To: Planning
Cc: gordon macqueen
Subject: 48-56 Bayham Place, NW1 0EG; Application ref: 2014/6652/P

For the attention of Sally Shepherd.

Dear Sally,

We are writing on behalf of the Camden Town CAAC.

We strongly object to this application for the following reasons:

The greater part of this building dates from the early years of Camden Town and appears on the Tompson map of 1804. It is a fine building of the functional tradition and although unlisted should be kept intact as far as possible. It is far better suited to small office accommodation, as are most of the buildings in Pratt Mews and Kings Terrace. The proposed destruction of the existing interior will destroy any remaining historic structure.

The 29 studio flats have been squeezed into the three floors, some of them with very contorted plans. Bathroom and kitchen units have not been indicated on the plans. When they are, the space standards of the floor areas will be severely compromised. The space measurements on the plans are already well below Camden's Residential Development Standards.

Some approximately 58 people will inhabit these flats, each flat producing a good deal of noise and movement.

We are particularly concerned about the light and noise pollution that will affect the residents of Nos 3-7 Bayham Street. Nos 5 and 7 will be overlooked at the rear by eleven windows. Their small courtyard gardens are very close to the East windows of the proposed development.

This application is truly over-development.

Yours sincerely,

Gordon Macqueen & Margaret Richardson, Co-Chairs of the Camden Town CAAC,
31 Oval Road,
London NW1 7EA