

Dear Sirs:

I am writing to strongly object to the current planning application ZRP020_Tavistock Place, Holborn, WC1H 9SE.

I am the owner of the building at 84 Marchmont Street WC1N 1AG and this proposal fundamentally and negatively impacts upon my property and the quality of light for my tenants who run a creative office studio space and have the basic right to a decent and healthy work environment. This includes retaining both the already limited sky view and day and sunlight levels.

The quality of the current light is one of the strongest salient features of the top floor of my building, located in an already heavily crowded and dense middle of the block courtyard. The studio space is surrounded by many higher buildings and the proposed extension locating a permanent brick wall 1.5 m away from the two windows facing the terrace would reduce the light even further. The negative psychological affects within the office would most definitely impact the occupants. Please see attached appendix report. The proposed wall will severely compromise visible sky, including sky visible through the gap in the buildings towards Tavistock Place.

It is a fact that the unbuilt open space of the current terrace allows visual relief and daylight to ALL the surrounding building occupants in addition to my building. The permanent enclosure of this space would be to the detriment of everyone in the block.

I also object to the potential noise pollution which would be caused by the use of the terrace as an amenity/party space, as it is currently not accessible at all and is therefore always quiet.

Finally, I have concerns with the permanence of the proposed brick terrace enclosure and the potential that any current and future tenants of the extension could end up as a fully enclosed building extension for their own internal commercial use.

Thanks for your consideration

Regards

Cristina Garcia