

BAYHAM STREET RESIDENTS ASSOCIATION
140 Bayham Street
NW1 0EA

Camden Planning Department,
New Applications
5 Pancras Square,
N1 C4AG

20.03.15

Dear Sirs

Planning Application 2015/0023/P. 81 & 81A Bayham St. NW1

I write on behalf of the above organisation, to comment on the above application. We oppose the plans submitted for the following reasons.

It involves the destruction of 2 of the 3 remaining group of original small houses in this block of Bayham St, which are visually a whole, and act as a pleasant & historic break in the skyline of our street.

The proposed building is, we think, overdevelopment of this site, involving the loss of the space once affront garden, now used as a restaurant terrace, and adjacent to the similar terrace of the restaurant at 83 – Daphne’s. It will therefore overshadow it’s neighbour in a very damaging way, and the proposed balconies will give a view right into the upper windows of 83, and over the existing restaurant tables outside. This front extension will also hide 83 from anyone approaching from Pratt St, and is likely to reduce custom.

The basement is very deep and could damage the structures either side. The whole building including said basement is 6 stories, and its height again cuts light from 83, and the other buildings adjacent. We are also not sure to what use the top front terrace will be put, which again, overlooks the dormers of 83, and despite this attempt to minimise its bulk, it is altogether an excessive addition.

Generally, Bayham St is a mix, both of skylines, architectural styles and uses. There is much residential, and your department should consider the benefits of allowing it to retain some of its former historic character. The proposed building we not only think is gross over-development, but insensitively designed, with not only boring, but a somewhat grim use of materials.

Yours truly

Mrs J. Kelly