

Dike, Darlene

From: Cassidy, Michael
Sent: 14 May 2015 12:17
To: Planning
Subject: FW: Consultee letter for PlanningApplication Application: 2015/2285/P

Please could you log this email onto M3 as an objection to application 2015/2285/P – 277A Grays Inn Road.

Thanks,

Michael

Michael Cassidy
Principal Planner

Telephone: 0207 974 5666

From: Atikur Rahman [REDACTED]
Sent: 14 May 2015 12:07
To: Cassidy, Michael
Subject: Re: Consultee letter for PlanningApplication Application: 2015/2285/P

APPLICATION REF: 2015/2285/P

RE: PLANNING APPLICATION CONSULTATION ADDRESS: [277A GRAY'S INN ROAD, LONDON WC1X 8QE](#)

Dear Michael,

Further to your recent correspondence, please see below some resident's feedback regarding this plan.

London Plan Policies 3.5 and 7.6 and Core Strategy Policies SP1 and SP3 expects all development proposals to have regard to outlook and amenity impact.

Option 1 - The proposed full width flat roof (60 flat) block building would cause issues of overlooking and overshadowing and would be more akin to a ten storey.

This would cause significant harm to neighbouring properties at the front and rear in terms of loss of sunlight and overlooking. Particularly, ground, first and second floor.

Quality of Design

Paragraphs 56, 58, 61 and 63 of the NPPF, London Plan Policies 3.5, 7.4, 7.5 and 7.6 and Core Strategy Policies SP3 and SP5 expects all development proposals to be designed to a high quality of urban design and promote attractive environments by creating well-designed buildings in terms of appropriate massing, bulk, materials and details, and in doing so, raising the profile of the borough in a positive way. UDP Policy H17 provides further details that new developments and refurbishments must be assessed against the layout, function, and form of spaces between buildings, and the policy also addresses the

need for development to have a scale and bulk appropriate to the plot size and surroundings.

Also, as per the discussion on meeting held on June 2014 Neighbourhood centre, informal point were raised:

- Noise and pollution control – has not been controlled, see below copy of letter sent to Camden councillor however no reply has been received.

We look forward hearing from you.

Kind regards,

Residents of Birkenhead Street.

21st April 2015
Councillor Sarah Hayward
King's Cross Ward
London Borough of Camden
Town Hall Judd Street
London
WC1H 9JE

Dear Sir,

Air Pollution at Birkenhead Street

We regret to inform you that the construction company operating in our residential area is causing a lot of air pollution which is affecting the residents living around the Birkenhead Street Estate.

For your information, our residential area used to be very clean and fresh until the construction started about 1 month ago. The construction project is so large that it is causing extensive air pollution from dust raised by the excavators, loaders as well as the dump trucks that operating in the construction area near my residential area. In fact all of us are affected badly by the presence of the construction company in our residential area.

During normal working days, the dust produced by the excavator and lorries of construction firm makes it hard for us to breathe furthermore, many tenants have to dry their clothes in balconies, which are being heavily dirty from the polluted air. Please also note the many children and elderly residents suffer from asthma and the said pollution is making it worse.

On behalf of the residents of Birkenhead Street, We request you to take necessary steps to minimize the dust pollution created by the excavators and lorries by the construction project firm.

Your concern and prompt action are highly appreciated.

Yours faithfully,

Resident of Birkenhead Street Estate.

On 13 May 2015, at 3:41 pm, Cassidy, Michael <Michael.Cassidy@camden.gov.uk> wrote:

Please find attached Consultee letter for PlanningApplication application 2015/2285/P
Y2015/2285/P

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