

Queen Court RTM Company Limited
2 Queen Court
Queen Square
London
WC1N 3BA

Our ref: MAC/CC/EX/001_RB

11 August 2015

By first-class post and e-mail to:

London Borough of Camden
Development Management
London
WC1H 8ND

planning@camden.gov.uk

APPLICATION COMMENT *ET AL*

Dear Sirs,

Re: planning application consultation (Application Ref: 2015/3886/P)

1. Thank you for your letter dated 22 July 2015 in connection with the above noted application for planning permission at 23 Queen Square, London WC1N 3AY (“the Development Site”), which was received by us on 27 July 2015.
2. This is a joint letter on behalf of both: Queen Court RTM Company Limited; and Guildford Court Freehold Limited. The former is responsible for managing Queen Court (the residential building attached to the eastern-most side of the Development Site) and the latter is responsible for managing (and owns the freehold of) Guilford Court (the residential building attached to the western-most side of the Development Site. References to “we” are to both of the parties noted above.
3. Queen Court comprises 45 flats and Guilford Court comprises 16 flats.

Queen Court RTM Company Limited (Company Number: 7898928) is a right to manage company within the meaning at Part II Commonhold & Leasehold Reform Act 2002 and is registered in England & Wales.

4. We have a number of concerns which need to be addressed before we can sensibly and constructively comment on the proposed extension at the Development Site. For example:

4.1. *Overshadowing*: there is clearly going to be a significant reduction in the level of light into flat 3 (and possibly flat 9) Queen Court. We are unsure why the Design & Access Statement (prepared by Llewelyn Davies) asserts there will be no such impact upon neighbouring buildings.

4.2. *Design and appearance*: the Design & Access Statement explains that the Development Site:

“...will be finished with grey aluminium rain screen panels and dark grey standing seam roof. This will match the existing black metal framed windows.”

Given that Development Site currently consists of good quality 1920's weathered brick, the proposed extension is aesthetically and materially radically different. In view of the fact that the extension is overlooked by some c. 13 residential flats, lived in on a full time basis, we would prefer that the extension is, in so far as is possible, in keeping with the existing building. It may be that, creating some kind of green wall on the aluminium panels will mitigate the aesthetic alterations to a level which is acceptable to us however.

4.3. *Overlooking and / or loss of privacy*: the size and glazing type of the windows in the proposed extension are not included in the Design & Access Statement. As above, the extension is overlooked / will overlook, a good many residential flats at close distance (there is c. 10 meters or less between the Development Site and Guilford Court). We are desirous of further details of the size and glazing type of the proposed windows.

4.4. *Noise and disturbance from the proposed development*: with 4.3) in mind, there are currently no noise, dust, etc. mitigation measures proposed. Given the close proximity of the proposed extension to Guilford Court and Queen Court, at a minimum, some kind of noise abating hoarding will need to be erected whilst the works are carried out.

4.5. *Access*: we are unsure how access will be egressed to the Development Site. The only non-aerial route is through Guilford Court. We are thus desirous of an explanation as to how access will be egressed.

4.6. *Drainage*: the Development Site is currently undergoing repairs. And, in particular, debris from those repairs has blocked both high-level and subterranean drainage at Guilford Court. We request that appropriate remedial action / protective measures are instigated to prevent further blockages occurring now and in the future.

5. In consequence of the above noted concerns, we hereby request that Camden Council extend the planning application consultation period until such time as a meeting can be arranged between the representatives of both Queen Court and Guilford Court with the person responsible / architect for the proposed extension at the Development Site.

Yours faithfully,

M A CORKER
Director, Queen Court RTM Company

M NASH
Director, Guilford Court Freehold Limited