

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4407/P	John Carroll	25 Beckley Eagle Street London WC1R 4AP	10/10/2015 23:53:30	COMMNT	<p>I oppose this application on the following grounds</p> <ol style="list-style-type: none"><li>1) Building significantly higher and therefore not in keeping with current buildings on this street.</li><li>2) Loss of light impacting especially on livingroom and enjoyment of outside space (balcony) due to significantly taller building than that currently in place.</li><li>3) Noise levels and negative impact on current residents wellbeing, sleep disturbance, enjoyment of property etc - how long will residents be exposed to the significant negative impact this will have on them and how will this disturbance be minimised/limited. Restrictions on working hours/building works etc especially if demolition approved. What is being proposed for residents if plan approved to help minimise disturbance - current soundproofing in residential property inadequate to limit much noise/disturbance especially if building demolition approved.</li><li>4) Traffic/parking issues/increase in delivery/service vehicles - noise implications - what restrictions will be placed to limit disturbance to residents who currently experience excessive noise due to the large volume of service vehicles to surrounding offices Monday-Sunday late into the night and very early morning. Due to the narrowness of Eagle Street the inability of large lorries to navigate within these confines already problems/disturbance to residents - concern re the additional impact this large development will have for residents especially in relation to additional traffic and noise</li><li>5) Light pollution - currently excessive light from office buildings facing Beckley (overnight interior and exterior lighting) into facing residential property affecting bedrooms in particular - what provision has been stipulated to reduce any further impact proposed building could have on this</li></ol> <p>Parking - what parking capacity proposed within the new building complex and for whom - will this impact on limited parking currently available.</p>

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2015/4407/P	Dr Diana Hughes	27 Beckley Eagle St London WC1R 4AP	07/10/2015 23:17:57	OBJ	<p>I object to this proposal on the grounds of significant loss of light and sunlight to the residential flats on the north side of Eagle St.</p> <p>There is a major mistake in the Daylight and Sunlight Report where it concerns 47-51 Eagle St. The report assumes that the windows recessed behind balconies serve living rooms and the non-recessed windows serve bedrooms. (The writers of the report did not visit the properties and state "We have not been able to ascertain the internal layouts as the property is the ownership of the Local Authority and therefore, no records exist on estate agent's websites". In fact, several of the flats are privately owned and have been marketed by estate agents in recent years.)</p> <p>In fact the reverse is the case. The non-recessed windows serve living rooms and the windows recessed behind balconies serve bedrooms. So where the report admits that there will be a significant loss of light and sunlight to certain rooms, but that this is less important because they are bedrooms, these are actually living rooms. Therefore the conclusions are incorrect.</p> <p>I refer to the following paragraphs of the report. Where these refer to "bedrooms", we need to read "living rooms" instead:</p> <p>"With respect to the bedrooms, of the rooms which we know are bedrooms, we have assessed 16 windows. Three of the windows (R3 first, R3 second and R6 second) are fully adherent to the BRE guidance in that they lose less than 20% of the existing VSC value. Of the 13 bedrooms that do not, it can be seen that the absolute change in the reduction to the VSC is between 3% VSC and 8% VSC which we would consider to be a moderate impact as these transgressions fall outside of the BRE guidance. However, where we know the room usage, these losses which are outside the BRE guidance occur to bedrooms where daylight would be considered less sensitive.</p> <p>With respect to the 13 bedrooms that do not meet the BRE target guidelines, it can be seen that 11 of these rooms will be fully adherent with respect to Daylight Distribution (NSL) which mitigates that loss to the VSC. Although there will be a small notable change to the perceived daylight within the bedrooms, the VSC values that are retained and the retained NSL will be commensurate with an urban environment and we would draw the reader's attention to the fact that this development is city centre located and flexibility must be applied to the guidelines.</p> <p>With respect to sunlight, we have assessed 47-51 Eagle Street for sunlight as the windows face within 90 degrees of due south. Our analysis indicates that there is one bedroom at each floor level which is not fully adherent to the BRE guidance however, when one considers the fact that the windows serve bedrooms, the guidance clearly states that sunlight to bedrooms is less important. The remaining windows remain fully adherent to the BRE guide."</p>

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2015/4407/P	Christopher R Morgan	11 Beckley Eagle Street Holborn London WC1R 4AP	11/10/2015 10:54:51	OBJBOBXI	<p>In addition, the report also completely ignores the loss of light to the balconies, which are an important amenity for residents in small flats.</p> <p>This proposed development will directly impact and interfere with my amenities and living environment. I hope you can appreciate my deep concern as an affected neighbour.</p> <p>The proposed elevation of the property on Eagle Street is to be twice as high than the present building. This will greatly restrict natural light and warmth from reaching the façade of Beckley. As it is we only get direct sunlight in the summer months when the sun rises above Templar House. The new development will block even this access to natural light and warmth. There will be created even more of a 'trench effect' in Eagle Street and would not be conducive to a reasonable living environment for current residents.</p> <p>The new building will encroach further into Eagle Street and be thus closer to the façade of Beckley than Templar House, to the detriment of access to natural light and privacy. If Camden wishes to retain a mix of building usage in Holborn – to include residential properties - then the environment has to be controlled to provide some quality to residential living in Eagle Street.</p> <p>The demolition and construction process will cause very high levels of noise and air pollution as much rubble will have to be removed from the site. The construction site will be within a very short distance of the Eagle Street façade of Beckley, where bedrooms are located. There is no mention of any restriction being placed on the contractors to reduce noise pollution and damage.</p> <p>I would wish to be informed of the date of the planning committee which will hear this application.</p>
2015/4407/P	teresa clarke	13 beckley eagle street wclr4ap	11/10/2015 17:36:57	COMMNT	<p>Im against the new building at high holborn!! I have asthma and this will make it worse!! The building that has to be demolished has nothing wrong with it and should be refurbished and not knocked down!!</p>
2015/4407/P	Margaret Cove	24 Beckley Eagle Street London Wc1r 4ap	12/10/2015 20:02:45	OBJNOT	<p>I am writing to strongly object this application for planning permission of the redevelopment of Templar House.</p> <p>Many reasons:</p> <ol style="list-style-type: none"> <li>1) My property looks out onto Templar house and I will loose a significant amount of light as the plan is 5floors higher than the present building.</li> <li>2) As I own my property this will affect the price and de value it significantly due to the deprivation of light.</li> <li>3) This application will cause an extensive amount of air pollution and noise pollution to my property.</li> <li>4) As the plan is to replace Templar house with a high end residential block up to nine floors, this will mean that it is going to be considerably nearer to my property and will invade my privacy of my bedroom space, living space and balcony.</li> </ol> <p>I am strongly objecting this application along with many of the residents in Beckley and would like to be informed of any updates, meetings and discussions about this plan. I DO NOT WANT This to be approved!</p> <p>Margaret Cove</p>

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2015/4407/P	Karen Ross	Flat 2 42 Eagle Street	12/10/2015 10:46:58	OBJ	<p>1)While this proposal will bring more residents to the street which is highly commended – the primary objection is the height of the building. 14 stories is 5 stories higher than it currently is. This will severely block light coming in to what is already a narrow dark road. Those residents with families (ourselves) or older people in their flats will suffer greatly from this. If permission goes ahead for a building that is so much higher than any others in the surrounding area – it will also set a precedent for more development of this nature. We strongly object to a building of this height.</p> <p>2)I am a resident on Eagle Street with a young child. Eagle Street is made up of several resident buildings, despite seeming only to be office blocks. It is a small street that already carries a lot of impact from extremely large trucks using it to unload, a large amount of smokers using it as an astray and not much care in terms of keeping the pavements clean and also the paved area between Eagle Street and Proctor Street clean ( though please note we have very kind street sweepers when they are about). There are no public rubbish bins on the street and it is often strewn with huge amounts of rubbish. Our second concern would be the impact to the already limited council resources dedicated to keeping this street clean and safe.</p>

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