



Dear Mr Cuthbertson

Thank you for your letter regarding the development on Hanway Place where planning permission is being reviewed by Camden Council

I object strongly to the proposed development Camden ref 2015/3281/P for erection of a 5 storey building plus basement at 28-30 Hanway Place replacing the current 3 storey building plus basement. I also believe the notification from of the planning application based on the description from the developer is highly misleading as it describes the proposed work as replacing a 3 storey building (which has a very low profile roof) with a 4 storey building, rather than replacing a 3 storey building plus basement with a 5 storey building plus basement plus roof terrace. I am concerned that someone reading the notification notices will not realise the full scale of the building and comment accordingly.

I own flat 6 at 2 Hanway Place and jointly own the freehold of 2 & 3 Hanway Place. I object on the following grounds.

- The proposed building is significantly higher than both the buildings either side of the site and the adjacent buildings across the very narrow Hanway Place, numbers 2 & 3. As such it significantly changes the character of Hanway Place which is a conservation area.
- The building has a roof terrace on the 6th storey with solid balustrades that make the building's bulk even higher. There is also a likelihood that shade structures on the roof in the future on this 6th storey terrace raise the profile of the building further.
- The building does significantly reduce light on the Hanway Place which is already a relatively dark street. Also the submitted documentation does not have a sunlight report in appendix C for 2-3 Hanway place, but does for other neighbouring addresses. There is also no assessment of impact on sunlight on my flat on the top floor of 2 Hanway Place.
- With 5 rather than 3 storeys the proposed building will loom over my property and block a clear view of the south facing sky from my flat, clearly reducing light and sunlight very significantly.
- There would be a big loss of privacy for me and my neighbours from the change of use from offices (generally occupied Monday to Friday 0800-1800) to residential which will also be occupied in evenings and weekends.
- In addition the design of the new façade at the 4th storey (the 'third floor'), that faces straight into my flat, has 7 windows facing my flat rather than the current 4 and a half windows on the 3rd storey - and as the 4th storey has a higher floor level than the current 3rd storey it overlooks my flat more acutely. The terrace at the 4th storey gives full length access to look into my flat, with the associated significant loss of privacy.
- Close inspection of the drawings shows that on the Hanway Place side opposite my building the facade is being brought outwards towards the street around 1m at one end and 2m at the other end at storeys 2 and 3 of the proposal ... all at the narrowest point of Hanway Place, which is a very narrow lane already
- This loss of privacy is accentuated by the proposed addition of the 5th storey accommodation and the roof terraces looking down and into my flat.
- as I frequently work from home I will also suffer from loss of privacy in working hours

I would ask that if a development is to be approved it be capped at 3 storeys with the existing profile of the facade on Hanway Place plus flat roof to protect light and the character of the neighbourhood, which isn't only seen at street level but also affects the neighbours and the historic roof scape visible from a number of buildings in the area.

I am also very concerned at the disruption and disturbance from the demolition and extended build period in an area that has seen near continuous and very disruptive development over many years.

Specifically

- What is the risk of damage to the very historic 2 & 3 Hanway Place from the excavation of the foundations and basement so close to 2 & 3 Hanway Place given how narrow the street is at this point
- How will construction on the side facing Hanway Place be managed when there is virtually no pavement. Traffic is highly likely to mount the pavement outside 2 & 3 Hanway place during the construction with the attendant risk of damage to the fabric of 2 & 3 Hanway place. Who is liable for such consequential damage which may take time to evidence itself and may be caused by 3rd party vehicles.
- Will demolition be inside a completely sealed fabric structure to minimise dust so close to a number of residences.
- What duties will the contractor have to clean adjacent windows and buildings including 2 & 3 Hanway place on a regular basis
- Can the construction period be shortened
- What penalties will the contractor face for delays in completion

At the end of the day the facade of the current building on the Hanway Street side is actually handsome and worth saving above ground level. A sensitive refurbishment of the ground floor facade could make the building very attractive again.

Comments made by Dr Stephen Carter of Flat 6, 2 Hanway Place, London, W1T1HB Phone [REDACTED]

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