

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6955/P	Ian Wilde	Dawlish Mansions London WC1X 8BA	05/01/2016 10:27:35	INT	This development is far too big, far too high and will cause far too much noise! It will dramatically change the street view and affect everyone's light with the increased height. We have had so much construction lately and I am sick of local residents being ignored! This is just too much! Most importantly, we are having our community destroyed by developers and all the they and council seem to worry about is money - the shops and businesses and all their employees, who are already located in the current buildings will be forced out - it is not right for the council to be putting the profits of a developer above the existing community! When the council developed the hostel it was done against the views of locals, I hope that the council finally remembers it is the locals who the council represents and the locals do not want this!
2015/6955/P	Eleanor Wilson	Flat 2 55a Gray's Inn Road Holborn London WC1X 8PP	10/01/2016 15:03:21	OBJ	I am a resident of Flat 2, 55a Gray's Inn Road, directly opposite the proposed building, and I am objecting to this application on the grounds that it will cause me and my partner, also a resident in the flat, to lose sunlight and privacy when the proposed building is completed, as the building's residents will have a view straight into our bedroom windows. We currently receive the most sunlight in each day through those same street-facing windows; that sunlight would be largely blocked by the proposed building. Not only would this be detrimental to us as residents, it is also likely to diminish the value of the flat. One of the wonderful things about London is that it has largely avoided the "canyon" effect caused by tall buildings in other major cities like New York; the streets in central London are largely still sunlit and open. It would be a shame if the city were to lose that trait, and as a resident I object to developments likely to jeopardise it.
2015/6955/P	William Moore	Flat 2 55a Grays Inn Rd wclx 8pp	09/01/2016 21:27:23	OBJ	<p>I would like to strongly object to the proposed development of 160-164 and 156 Gray's Inn Road.</p> <p>As a resident of 55A, directly opposite the site, I object to the significant loss of sunlight and daylight in the main rooms of my apartment. The documents clearly show a substantial loss to our building that will completely change the nature and quality of the main rooms of the house.</p> <p>I also strongly object to the significant loss of privacy that would result from construction that places apartment windows directly across from my bedroom.</p> <p>The excessive height of the proposed building is completely against the style and tone of the neighbourhood and would cause a great decline in a lovely little part of London. Much of the charm and heritage feeling of this patch of Gray's Inn Road would be ruined.</p>
2015/6955/P	Ann Winchester	48 Holsworthy Square London WC1X0BD	29/12/2015 21:45:08	COMMNT	<p>Re: Any potential serious loss of light to Holsworthy Square.</p> <p>We will need to SEE a model or an accurate drawing of all aspects of the proposed elevation from the point of view of how it will impact the much-used and much-loved garden aspects of the Square: Also any effect the building will have on the sun to the gardening on balconies and walkways.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6955/P	John Owens	64 Holsworthy Sq. Elm St.	04/01/2016 23:30:36 INT		This development, for however long it takes to complete, will cause a great deal of noise, dirt, dust and general disturbance for the residents of Holsworthy Sq. Elm St. Particularly for those residents of the Island Block, whose kitchens and bedrooms directly face the proposed site at a distance of not more than seven metres. Windows will probably have to be kept closed for the duration. I trust that the developers, Dukelease Properties, if given planning permission will be made fully aware of this and their obligation to act appropriately.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6955/P	David Moore	55A Gray's Inn Road	09/01/2016 15:39:03	OBJNOT	I wish to object strongly to this proposed development, which will have a severely negative effect on Gray's Inn Road and those who live, work or pass through there.

Objections relating to the overall development:

The excessive height and massing of the new floors above 160-164 and 156 Gray's Inn Road will destroy what is currently a cheerful and sunny streetscape enjoyed not only by the local residents but also by the very many people who pass through the area daily. This is one of the last stretches of Gray's Inn Road that still retains its character and individuality. The proposed development will remove that and turn the road into an enclosed and canyonised environment, dark and sunless.

It is noteworthy that the proposed development will become the tallest building along this stretch of Gray's Inn Road. It will replace what the developer's claim is a shortcoming - namely buildings lower than the surrounding buildings - with the opposite problem - buildings substantially higher than the surrounding buildings. Indeed the claim that the low height of the existing buildings is a shortcoming is a self-serving one made only to justify the development; to every other interested party it is a markedly positive attribute of the current buildings.

The concrete material proposed for this development will create a deadening and ugly environment. This material is out of keeping with the local area and will substantially change the look, feel and character of the streetscape. It will turn a variegated and interesting street into a dull and lifeless one, as has been the case in many parts of Gray's Inn Road to the north. Apart from anything else, the dull concrete grey is entirely out of keeping with the general reds and browns of the existing streetscape.

The proposed demolition of 156 Gray's Inn Road will remove an essential element of the existing characterful streetscape and diminish its heritage value. This is an interesting and unusual building and one that adds much to the individuality of the street. Far from offering "a rather deadening appearance" to Gray's Inn Road, the building lifts the spirit and fits perfectly within its environment. Its replacement by a mock-concrete facade would be a sad loss.

The construction of five ugly concrete stories above 160-164 Gray's Inn Road will completely crush the character and heritage value of that excellent building (they certainly will not "float" above it!). I recognise the proposal to retain the facade, but note that this falls well short of an outright commitment.

The loss of the relatively cheap and available space in Brain's Yard and Panther House is of great concern. Our city needs places that small businesses, start-ups, or non-profit organisations can use. These apparently "neglected" corners are extremely valuable to the community and the wider economy in providing places where non-commercial or pre-commercial enterprises can flourish.

While the developers make much of their proposal for a new public connection between Gray's Inn Road and Mount Pleasant, in reality this adds little to the general amenity of the area, being only half a block from the existing entrance to Mount Pleasant. In addition, the intention to keep the walkway locked at night removes much of the benefit of its existence. It is hard to see the presence of this

Application No: **Consultees Name:** **Consultees Addr:** **Received:**

Comment: **Response:**

additional walkway as any degree of compensation for the damage done to Gray's Inn Road and the general environment.

The uglification and canyonisation of this part of Gray's Inn Road risks damaging the commercial prospects of the entire block. At present there are a quite remarkable number and variety of small businesses and retailers in this single block, providing amenity to residents and passers-by and creating much of the life and economy of the street. Part of the reason they are there is the bright, well-lit nature of the street (which in turn is due to the lower height of the buildings at No's 160-164 and 156), and the interesting colourful nature of the environment (which attracts shoppers) and because there are many small spaces available at reasonable rents. The proposed development puts all this at risk.

Objections specific to residents of Gray's Inn Road:

As the owner of the building at 55 Gray's Inn Road, directly opposite the proposed development, I object vigorously to the loss of amenity that will be brought about by this proposed development.

This loss of amenity is caused by the excessive height and massing of the proposed floors above 160-164 and 156 Gray's Inn Road, specifically:

Loss of sunlight and daylight, as detailed in the developer's own plans, and as detailed in a separate, withdrawn, application that was submitted in 2009. These studies make it clear that the loss of daylight and sunlight to every single street-facing window in my house is severe, turning bright rooms into dark rooms, to the extreme detriment of all current and future occupants.

All the rooms facing the street will suffer the complete loss of the privacy that they now enjoy, and will be directly overlooked by a great mass of windows in the new residential stories.

The excessive massing will further diminish the heritage value of this important Grade II listed building.

General Comments:

While I applaud the developer's attempts at community consultation, these attempts appear to have failed, judging by the paucity of visitors and comments at their meetings. In this regard it is striking that the application was submitted just before Christmas, with comments required by 15 January. This is a period when many residents are away from home and so will not be aware of a development application that has the potential to significantly damage their quality of life.

I note that residents of this part of Gray's Inn Road have had to put up with the disruption, noise, dust and loss of amenity associated with the building work at 39-45 Gray's Inn Road, and now, if this proposal goes ahead, face several more years of the same.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/7019/P	Anna & Thomas Iveson	26 Chalcot Road NW1 8LN NW1 8LN NW1 8LN	30/12/2015 21:04:22	OBJEMAIL	Dear Sir, Given this extension will be placed directly below our bedrooms and there is little clarity currently as to function of the dwelling at that exact point, (Kitchen/Bathroom? What room is the extension used for? Will there be a connection to the existing communal landing bathroom?) I think a full and extensive sound test needs to be carried out so that the appropriate insulation can be placed in the ceiling to prevent any additional noise, I also would like to see more detailed plans as to the height of the proposed extension? I assume it won't come up to the sash window at the rear of the property. Without further detailed information, including access for the rear for builders and potential disruption therefore to the entry of our property whilst building work takes place I think any application should be held.
