

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6955/P	Erdogan Garip	160 Grays Inn Road London WC1X 8ED	13/01/2016 21:49:36	OBJ	<p>Dear Sirs,</p> <p>I Erdogan Garip (Director or Andrews Café Limited) am writing you on behalf of Andrew's Café (160 Grays Inn Road, WC1X 8ED). Andrews Café is one of the oldest café in Camden which was found before World War 2. Andrews Café has a history of over 70 years. The planning application submitted will demolish this café and the history of this café with the development.</p> <p>Andrews Café is my only business as my bread and butter. All the local people don't want this café to be demolished either. I have attached signed declarations stating that people don't want this planning application to be approved because of demolition of Andrews Café. Over 160 people including ITV and other TV channels journalists, barristers, solicitors, accountants and Tax advisors etc. have signed the paper in favour of Andrews Café and against the above planning application.</p> <p>We strongly object the above planning application and request you to save the heritage and save the beauty of London.</p> <p>I am attaching the signed copy in below email: planning@camden.gov.uk</p> <p>Should you require more information, please feel free to contact me.</p> <p>Your sincerely,</p> <p>Erdogan Garip</p>
2015/6955/P	Bryan Houston	156-158 Grays Inn Road WC1X 8EU	13/01/2016 12:13:28	PETITNOBJ E	<p>AAs one of the existing tenants at the proposed development site, we are very disappointed with this development as it will mean the end of our community. After 25 years of being located in Camden, we and all the small businesses, musicians and other artists will be forced to re-locate out of the borough as none of us will be able to afford the rents demanded once the site is developed. We understand the need for progress and re-development but it is a shame that this is so often done at the cost of what represented the heart of the local identity. We simply do not see the need to tear out a well established thriving community of artisans and small business so a developer and the council can make a profit, this seems such a great betrayal of local residents, businesses and the historic identity of the area. We understand the buildings in question are not remarkable and have rough industrial look, but this is their charm and why small businesses and artists can still afford to be located in the Camden area. The proposed development and new corporate tenants will obviously bring economic benefits to the area but we question why Camden wants to sell out its identity like this. Gone will be the artists, small and start-up businesses, workshops and musicians and instead there will be soulless offices and corporate branches of retail outlets. It is such a sad state of affairs when developers chasing profits are being allowed to dictate the future culture of an area for their own financial gain while the council is complicit by only seeing the profit and not valuing the human aspect or being loyal to identity, culture or history of the borough. Camden is selling its soul to progress.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6955/P	Nicholas Lewis	55a Gray's Inn Road	13/01/2016 22:19:32	OBJ	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:
2015/6955/P	Thomas Moore	55a grays inn road Flat 1 wc1x8pp	13/01/2016 14:42:50	OBJ	<p>I strongly object to the proposed development, which will have a significant adverse impact on my home on the first floor of 55a Grays Inn Road.</p> <p>I have three large street facing windows that bring in the morning sunlight and afford the room a view of the sky all day round. This adds a lot natural light as well as a sense of space and is the single most attractive quality of my apartment.</p> <p>Instead of light and space I will now have darkness and the windows of other residents staring right into my bedroom. This development will altogether diminish the utility of my windows and cause a severe change for the worse on my quality of living.</p> <p>Further to this the imperious concrete style of the proposed building is well at odds with the character of the street and will only further exacerbate the gloomy canyons that the street will incur.</p>