

From: [REDACTED]
Sent: 20 January 2016 16:54
To: Freeney, Fergus
Subject: TRIM: Planning application at 60 Churchway, NW1

Dear Fergus,

Further to our telephone conversation on Monday, please kindly find below some omissions spotted in the documents of the above proposed hotel development while reviewing predominantly the assessments conducted regarding the likely loss of light, sunlight, privacy and overlooking in.

1. There are several adjacent properties that have not been included in the "neighbouring properties" list for the hotel proposal. These include the number of various flats and dwellings at the buildings of 62, 64, 66, and 68 Churchway.
2. An assessment of the likely loss of daylight/sunlight/privacy for the windows at the above properties has not been included in the Daylight study to establish if the guidelines will be met or fail. Some of these properties are immediately attached to the hotel proposed at no 60 Churchway and hence may be impacted.
3. While the proposal is in association with a proposal at 70 Churchway, there is no "combined" assessment of what the impact will be if they are both constructed. The Daylight reports only take into account each proposal separately, though the 2 schemes together may result in a greater "combined" loss of daylight/sunlight/privacy as they may close in the adjacent properties.
4. There is no assessment / consideration on what impact these developments may have regarding a) the sewage of adjacent properties and b) waste in the area.

It should be noted that there are already problems due to the high concentration of people and buildings split into several dwellings. Rubbish is only collected every Friday with no means available to dispose rubbish during the rest of the week or if one is away on Friday. The documents state the hotel rooms near the hotel's rubbish bins will have triple glazing and will be secured so that guests can not open them and be affected by the smells – what about other neighbouring rooms and occupants of neighbouring properties / passers-by? Does the Council intend to collect rubbish more times per week?

There are already often sewage smells and blockages in the pipes and there are often rats in the street and entering properties.

5. The possibility of increased disturbance/noise may not be limited to noise that will be generated internally in the hotel (for which triple glazing is being proposed as a mitigating factor) but possible increased levels of noise outside the hotel with increased flow of taxis, tourists, etc. round the clock. An assessment of how great or immaterial these may be should perhaps be made / submitted.

Many thanks and best regards.