

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Consultees Addr:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2015/7028/P	J Monahan	Flat 5 Goldsmith Court Stukeley Street London WC2B 5LF	27/01/2016 12:12:17	COMMNT	<p>I live directly opposite the proposed development in Goldsmith Court. The scheme proposes to significantly raise the parapet height and roof on the main Stukeley Street elevation (north West see drawing A1716). Goldsmith Dwellings directly opposite is residential from the first to fourth floors and all the rooms facing Stukeley St are habitable rooms; the proposed extension will adversely affect the sense of enclosure and light penetration and set an extremely bad precedent to any future potential development of No 10 Stukeley Street which is being discussed by other developers with the planning department currently. In addition I object to the increase in height of the single storey link between Stukeley St and 182 Drury Lane which clearly will significantly damage the amenity of the residential accommodation in No 182 and 180 Drury Lane. The comparison of the existing section drawing AA (Dwg No A1570) and proposed section BB (Dwg No A1711) and proposed section AA (Dwg No A1710) shows how intrusive and dominating the development within the site will be on the neighbouring properties. The proposed terrace at second floor level will allow direct viewing into all the bedrooms and living rooms in Goldsmith Court to the north as well as to the flats in 180/182 Drury Lane. The proposed layout includes a basement flat that clearly will have next to no daylight and certainly does not comply to the Council's nor the London Housing Design requirements. The upper dwelling is served by one staircase and bedrooms, in case of fire, have to pass through the kitchen/dining room to escape in case of fire which clearly does not comply with building regulations. What is clear is that the scheme represents a gross overdevelopment of a tiny site which if granted approval will cause considerable harm to neighbouring residential accommodation and set a very bad precedent for and future developments proposed for the the remainder of the block especially no 810 Stukeley Street. I hope the scheme will be rejected</p>

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