Mr G J Williamson
57 Holsworthy Square, Elm Street
London WC1X 0BG

Mr Jonathan McClue
Regeneration and Planning
Development Management
Camden Borough Council
Town Hall, Judd Street
London WC1H 8ND

1 January 2016

Dear Mr McClue,

REF: (2015/6955/P)

I should like to take this opportunity to register my objections to the proposed works concerning Panther House at 38 Mount Pleasant WC1X as well as 156-164 Grays Inn Road, by property developers as mentioned in your letter of 18 December 2015.

My objections are both general and particular and subsequently reflect concerns that I have for the wellbeing of the greater local community and for my own private tenancy specifically, which is located at number 57 Holsworthy Square WC1X 0BG.

In broad terms I am sure that I do not have to remind you that Holsworthy Square falls within the Hatton Garden Conservation Zone as an "area of special interest" and that as such, special consideration ought to be given to the overall impact a new development would have upon the integrity of that zone. While it is clear that the developer's architects have taken sufficient care to maintain the superficial appearance of the proposed works it is also clear the intended changes of use involved in this project (increased retail, commercial and residential lettings) will raise the local through population to unacceptable levels. Extra delivery vehicles and refuse collection from cafés, commercial and residential units etc. will further compromise the implicit character of the area, increase local levels of pollution, not only from cars and trucks (in terms of noise as well as exhaust) but also from the use of air conditioning/heating units and electricity in general.

Further, while the developers have spent a great deal of time describing the project as it will be when it is finished, they have spent very little effort considering how the development is to proceed. During construction there will be noise, dust and obstructed views as well reduced access to daylight for many residents in Holsworthy square. This is unacceptable.

It is also worth considering the wider economic circumstances surrounding this project. Borrowing rates are at an historic low in the United Kingdom at the moment and this makes the acquisition of capital easy. Should the rate change, loans may become unserviceable and a building like the one proposed could be left, at the worst, incomplete and an eyesore for years to come. Equally, even if the developer has a secure source of capital and building were to be completed on time, it might still be that higher borrowing rates would, at the very least, preclude new leaseholders from entering the property market and see the redeveloped property remaining empty for years: a folly.

I also note that the construction of thirteen new residential properties within this development will do nothing to ease the chronic shortage of social housing in the borough of Camden and will be far outside of the purchasing power of most local residents in any case.

In particular, I should like to draw your attention to the fact that I live in a semi basement property directly adjacent to Panther House with all my rear windows facing the site of the proposed works. My bedroom, study, dining area and kitchen are amongst these windows, a fact that has been overlooked by the developer, as well as the necessity of carrying out a comprehensive light survey concerning the potential loss of light my property shall suffer, especially if these works proceed. The current light survey submitted to yourselves by the applicant (pages 18 and 19) specifically and incompetently mis-identifies the location of my property (and many others) and therefore misrepresents the negative impact this project will have upon the potential available daylight to my home. Might I suggest therefore that a new survey be carried out by an independent company appointed by yourselves and that measurements are taken from within my home to take account of its correct location and attitude in relation to any works. Given the basic flaws noted above, it would also point to no visit actually having been made at all to Holsworthy Square to take any form of light readings whatsoever by the applicant.

Equally if these works were to proceed I believe that I shall suffer an unacceptable degree of overlook and a feeling of enclosure which, coupled with a loss of light (a right preserved for me under the Prescription Act 1832) would be contrary to my basic human rights: a right to family life, the peaceful enjoyment of my possessions and a right to privacy.

Needless to say that should this matter not be satisfactorily concluded, I shall be seeking an injunction against any potentially objectionable works to be carried out on the identified sites through my landlord.

Yours sincerely,

[redacted]

Gary J Williamson