

2, King's Mews
London WC1 N 2HY
23/1/16

London Borough of Camden: Planning department

Planning Application reference : 2015/6893/P

Planning Application address: 27 King's Mews London WC1

Dear Sir / Madam,

I am writing to object to the above application on the basis of i) loss of light ii) privacy yii) design compatibility iv) basement safety.

(i) There would be a reduction in light from this proposed development. , which is directly opposite my house. If four storey, the building would be a doubling of the height of the existing buildings which are currently two storey. Even if three storey, there will a distinct compromise in the light available to the houses opposite particularly to mine. Does not the standard state that light should be reduced by no more than 0.8 its former daylight value.? Previous plans were rejected on the basis of height and the reduction in light this would entail for my house and for my neighbours

(ii) There is insufficient distance between my windows and the facing windows of this proposed development.I would be directly overlooked by the second , third and by the fourth floor. This is a narrow street and the buildings opposite did not threaten privacy up to now for they were in commercial use and not occupied in the evening or at weekends.

(iii) Is the design compatible with the character and appearance of the street scene and conservation area ? That is is the series of flats compatible with policies B1 (General Design Principles), B3 (Extensions and Alterations) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

The nature and historical character of the mews is distinctive and is part of a conservation area, At this this end, of the mews buildings have been two storeys – as is the case with the three two storey houses which face this ? In the recent past any proposed increase in height by my neighbours beyond two storey has been turned down.

(iv) The basement area worries me. How safe will this and the other proposed basements on that side be to the overall safety of the mews ?

Yours sincerely