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Comments were submitted and acknowledged by the Council on 28/1/16

Below is the objection as submitted previously with minor changes and typographic corrections

Dear James Clark

8/10 Stukeley Street WC2: Planning Reference 2015/7028/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 elevation see drawing A1716) of No 8 Stukeley Street. Goldsmith Dwellings directly opposite is residential from the first to fourth floors and all the rooms facing Stukeley Street 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 6 Stukeley Street which is currently being discussed by other developers with the planning department.

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 will be within the site 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 substantial basement excavation in order to create a dwelling; the basement accommodation (bedroom and living room) clearly will have next to no daylight and certainly does not comply to the Council's nor the London Housing Design requirements. The proposed living room has no windows and the bedroom relies on borrowed light from a slit of a light well between no 6 and 10 Stukeley Street three storeys high ! .

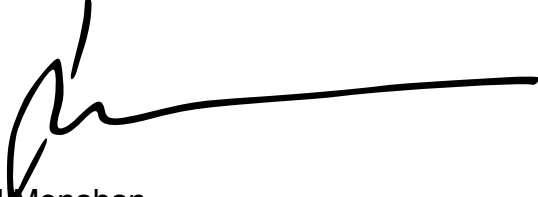
The upper dwelling is served by one staircase and escaping from the bedrooms, in case of fire, will require residents to pass through the kitchen/dining room to escape which clearly does not comply with current building regulations. The planning department has to be mindful whether a scheme is actually compliant.

The submitted 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 81 Stukeley Street.

I hope the scheme will be rejected.

(On Camden's Web site the location plan incorrectly shows the extent of the development and wrong street numbers when compared to the location plan as submitted by the applicant. I suggest it should be corrected).

Yours sincerely

A handwritten signature in black ink, consisting of a stylized initial 'J' followed by a long horizontal line.

J Monahan