

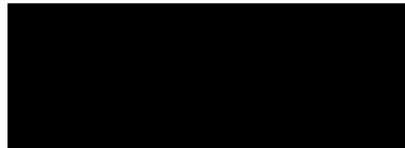
**Camden Council Customer feedback and enquiries  
Comments on a current Planning Application - Ref. 20516715**

---

**Planning Application Details**

Year 2016  
Number 0788  
Letter P  
Planning application address 20 Flaxman Terrace

Title Mr.  
Your First Name Adam  
Initial  
Last Name McNicol  
Organisation Wallacespace  
Comment Type Object  
Postcode WC1H 9PN  
Address line 1 22 Duke's Road  
Address line 2 LONDON  
Address line 3  
Postcode WC1H 9PN  
E-mail  
Confirm e-mail  
Contact number



Your comments on the planning application

We wish to make you aware of a number of strong objections that we have with regard to the proposed development of a roof extension to 20 Flaxman Terrace application number 2016/0788/P. As an immediate neighbour to the site of the proposed development, we are of the view that the proposed development will have a serious impact on our business. Our specific objections are attached.

**If you wish to upload a file containing your comments then use the link below**

**Camden Council Customer feedback and enquiries**  
**Comments on a current Planning Application - Ref. 20516715**

---

If you wish to upload a file containing your comments then use the link below

[objection to planning permission](#)

**About this form**

Issued by	Camden Council Customer feedback and enquiries Camden Town Hall Judd Street London WC1H 9JE
Form reference	20516715



Wallacespace  
22 Dukes Road  
London  
WC1H 9PN

Regeneration and planning  
Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND

17/03/2016

Please Respond to Adam McNicol

**Re: Planning application 20 Flaxman Terrace London WC1H 9AT**

Dear Kate Phillips

We wish to make you aware of a number of strong objections that we have with regard to the proposed development of a roof extension to 20 Flaxman terrace application number 2016/0788/P. As an immediate neighbour to the site of the proposed development, we are of the view that the proposed development will have a serious impact on our business. Our specific objections are as follows:

**Noise impact**

The very nature of our business is based on quiet meeting rooms for clients who travel from all over the world to be here. The noise from the construction work of such an extension would make our meeting rooms unusable. This damages our business both financially and in terms of our relationships with clients. For example, if someone is visiting from America for a single day meeting and is faced with the noise of a construction site we would have to refund the booking and our reputation would be irreversibly damaged. Additionally once built the proposed extension would also need a substantial amount of external air-conditioning condensers which would create a large amount of noise merely by being in operation.

**Access and traffic disruption**

The construction works will also hinder our business in terms of access. The road will presumably have to be part closed with many deliveries of construction materials taking place. We rely heavily on this access for both the arrival of our clients and supplies for the day to day

running of our cafe, offices, housekeeping and maintenance, all of which will be put under immense strain prohibiting our business from functioning correctly.

#### Loss of light

Although there is no right to light we would like to highlight that our business is built on supplying light bright rooms and spaces which would be substantially overshadowed if the development is permitted to take place. This would have a direct impact on our business, as clients would simply cease to book our rooms on that side of our building. Additionally legislation states (rights to light law commission report 2.4) that we are entitled to 20 years of unhindered sight lines and as yet we are only 8 years in to our lease.

#### Environmental

The amount of dust created by such a construction site would also have implications for our building and the adjacent residential buildings. Dust would inevitably fall from the rooftops affecting our garden, windows and guttering and affect the look of the exterior of the building from both above and at street level.

#### Aesthetics

The proposal by reason of its sitting would lead to a fragmented form of development along the front of Flaxman Terrace out of keeping with and detriment to the character and appearance of the area. The extension is proposed on top of a building which has extremely unique architecture. Any attempt to manipulate this would make it look out of place and destroy the character of the area.

We trust our objections will be put before the Planning Committee in due course prior to a decision being made on this application.

Yours sincerely,

Adam McNicol

Buildings Coordinator  
Wallacespace LTD