

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0788/P	Sacha Pemberthy	Flat 6 Grafton Mansions Dukes Road London WC1H 9AB	24/03/2016 14:02:47	OBJ	<p>I am writing to formally object to this application on the basis that it has completely failed to take into consideration the impact on the residents of Grafton Mansions. The application has paid no regard to Grafton Mansions being a residential block and the impact of the addition of two storeys to 20 Flaxman Terrace on the residents of the block.</p> <p>Specifically:</p> <ol style="list-style-type: none"> <p>1. Reduction of light</p> <p>The rooms in my flat that are impacted are my bedroom, kitchen/dining room, bathroom and hallway which all have their only source of daylight from windows facing to the rear. Currently these rooms benefit from morning sunshine that comes through the side of the gap on Flaxman Terrace and from the sky above the current building. The proposed extension would block both sources of light. The rooms at the back are already limited in the light they receive due to the existing buildings. The extension would reduce this to an unacceptable level. I do believe that access to daylight is an important right as considered in the planning applications. My concern is that the application of the 80% figure does not reflect the starting point of available light and that the application of this takes the available light in these important living spaces to an unacceptable level.</p> <p>I have attached photos in the Appendix to illustrate the impact of the proposed extension to the light in my flat.</p> <p>2. Commercial noise and disruption</p> <p>The use of the buildings is important so as not to impact on residents. It would be important that any additional floors would not be used for events that could cause noise and disturbance to the residents.</p> <p>Additionally the plans envisage considerable additional traffic down the side passage next to the buildings and storage of commercial waste to the back of the buildings. This presents security and noise concerns which have not been addressed in the application.</p> <p>The noise and disruption during construction will be significant and disproportionate to what is fundamentally a residential area in both Dukes Road and Flaxman Terrace.</p> <p>3. Invasion of privacy</p> <p>The proposed additional storeys are of a glass construction and overlook the bedrooms at the back of Grafton Mansions. The existing office building has only opaque windows at the back of their building, most of which are bathrooms in their building which limits the invasion of privacy from the block. Given the proposed use for office space with clear glass windows, this would cause a significant intrusion on private residential dwellings that is unacceptable.</p> <p>4. Light pollution at night</p> <p>With the proposed floors being all glass there would also be considerable light pollution at night from the building – this is an existing issue with the current owners not always turning off the lights in the</p>

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building at night. New glass floors left lit would be like sleeping with floodlights opposite.

On the basis of the above I would strongly urge you to reject the proposal as I cannot see anyway in which the plans could be altered to address the above, especially item 1 which is a critical planning consideration.

Yours sincerely

Sacha Pemberthy

Photos supporting objection to planning application:

Bedroom:

Kitchen:
