

Dear Jonathan McClue,

Re planning application 2016/1117/P – Bangor Wharf

I am writing on behalf of Guy Broadbent of 122A Royal College Street NW1 0TA – ground floor and basement. He is not very mobile, so cannot view the plans at the Town Hall. Neither does he have a computer or an Email address. Several phone calls to the extension quoted on the letter have proved unsuccessful, no answer and no means of leaving a message. He has asked me to Email some questions and make comments on his behalf.

Although there are a huge number of documents relating to this application, at first glance I was unable to find one showing the elevation as would be viewed by residents of Royal College Street whose properties and gardens back on to the site.

How close and how tall will the proposed flats be?

Will there be windows and maybe balconies looking out at the back of Royal College Street, or just as unacceptable, a blank wall?

And I could find no ready information about how the dwelling at 54 Georgiana Street (to the back of 122 and 120 R C St) will be accommodated.

The daylight/sunlight report is rather incomprehensible, but contrary to what is asserted, the kitchen at the back, certainly at 122A, is a sizeable room, approximately 10' by 10' and is a much used living space. Mr Broadbent spends a considerable amount of time there to get away from the noise and pollution coming from the street at the front of the property, and also to avoid the noise from the Prince Albert pub directly opposite. If these plans go ahead, the back of his flat and garden will be completely overlooked

and natural light will be greatly reduced. Plus there would be considerable noise and dust from demolition and building works.

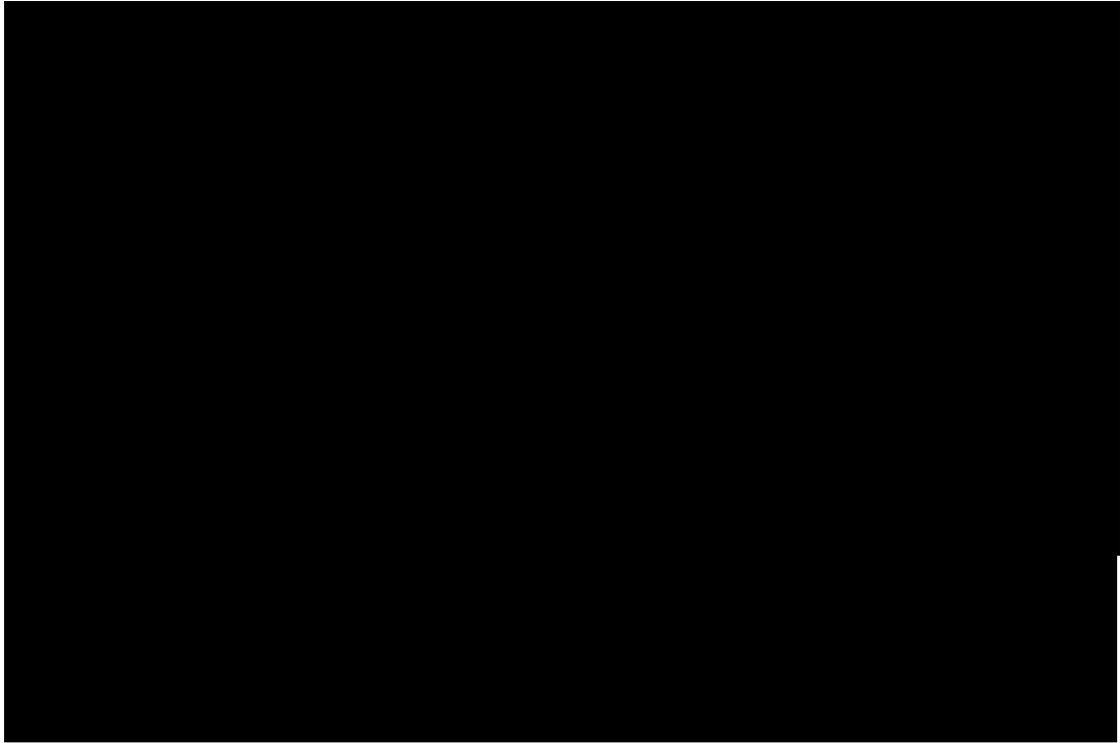
Please clarify the points above in writing and take this Email as Mr Broadbent's opposition to the plans.

Kind regards

Jan North

On behalf of Guy Broadbent

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> Please do not build by this as it should be left for wildlife and visitors to enjoy. There are too many people living in London... Please go build up North or somewhere less dense. London is practically gridlocked and uncomfortable as it is. Thanks

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> Sent from my iPhone