

Re planning application 2016/1117/P – Bangor Wharf

I am the resident of 122A Royal College Street NW1 0TA – ground floor and basement.

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.

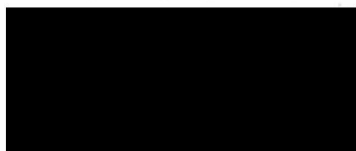
How close and how tall will the proposed flats be?

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. I spend 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 my flat and garden will be completely overlooked and natural light will be greatly reduced. In fact I would not be able to see the sky at all. Plus there would be considerable noise and dust from demolition and building works.

Please clarify the points above in writing and take this letter as my opposition to the plans.



Guy Broadbent

2.4.16