

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Consultees Addr:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2016/1093/P	Richard and Diana McLaren	8 Grays Court 51-53 Grays Inn Road London WC1X8PP	26/05/2016 14:55:00	COMMNT	We live in Flat 8 at the back of 51-53 Grays Inn Road and immediately overlook the proposed development. We have lived there for over 10 years and throughout this time there have been various planning applications and new builds which have clearly been part of a movement to increase housing density in the area. Whilst this is understandable, it is also equally important that the quality of life of existing residents does not suffer. In particular, a young family lives in the lower floors of our block and has done for many years. This development will have a very serious effect on the levels of light and privacy, especially for them. We do not wish to block necessary development but we do ask the Council to be very closely aware of the implications of the building for our block and its unusually longstanding tenants and to consider our objection very seriously.

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2016/1093/P	Valerie Woods	2 Grays Court 51-53 Grays Inn Road WC1X8PP WC1X8PP WC1X8PP	25/05/2016 22:22:17	OBJ	<p>The proposed build is seriously detrimental to our living conditions at Gray's Court. It's proximity and overbearing mass will have a severe impact on how we live in and enjoy our homes.</p> <p>Consultation</p> <p>We were not notified about this planning application although we are on the Camden consultation list. I found out about it by chance on 12/5/16, not long before the closure of the call for comment.</p> <p>Scale, mass &amp; bulk of design</p> <p>A very important point to make here is that all the proposed plans indicate that the roof will be the same height as no 22 Kings Mews next door, which now has planning permission. However this is NOT the case. 22 Kings Mews did not gain support for their plans at the Camden committee meeting and then lost again at appeal. The owners of 22 Kings Mews then approached us to work with them to come up with a design that is suitable for us both. It is far from ideal but it is a much better situation than having a block of windows staring directly into us at a very short distance which was the initial proposal. No 22 Kings Mews will have a higher elevation at the front of the building, so a third floor – and that is the height the new planners are referring to in all their plans. BUT this floor will not come back the full way – it will be one room deep with small obscured windows (for light as opposed to view) at the back that will taper down with a green roof towards our wall. Very different plans are suggested for 20-21 Kings Mews. I worry that this measurement will continue to be used incorrectly.</p> <p>Currently an extra floor with a roof garden is planned – the flat roof is 2.7m higher than the ridge of the hipped/peak roof but 4m higher than the flat part of the roof. This has a much greater impact on us than the current peaked roof. This larger flat mass will be bulky and will create a feeling of enclosure. The positioning of a huge acoustic plant on the roof adds greatly to the already increased height and mass and unsightliness of the build, aside from the noise created by such large units. The roof garden and upper floors will look directly into my garden. This will have a huge impact on my family as we have enjoyed the privacy and surprisingly quietness of our garden for 18 years.</p> <p>The build is 2.95m from party wall and in total 9.9m from our upper floor. I must keep questioning the 18m Camden rule.</p> <p>Our proposed new view &amp; loss of privacy</p> <p>The proposed build has many large windows with direct view into our property, both home and garden. It looks straight into single aspect bedrooms and large living areas of all homes at the rear of Gray's Court. It will also face all balconies in Gray's Court and look into our garden, a massive infringement of our privacy which we have enjoyed for so long.</p> <p>Light and noise pollution</p> <p>According to the lighting report, there will be no noticeable reduction in daylight and sunlight to 51-53 Gray's Inn Road. I can assure you the residents of Gray's court will certainly notice the reduction in light as they are the ones who actually live there. The report states that substantial light will be lost to one window in no 2 Gray's Court which is my home but apparently this is a minor window! I would disagree strongly with this. The mass of the building will seriously affect our daylight and sunlight</p>

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					<p>throughout our entire kitchen and living area. Our kitchen window will lose a substantial amount of light as well as all windows on the ground floor of my property. No measurements have been taken at our property; the lighting levels have been calculated without being in our home or garden.</p> <p>There has been much mention of obscured and partially opaque glazing. A lot of light would still be emitted from these windows and our privacy will be greatly infringed as well as suffering high levels of light pollution. We will be overlooked by so many windows. I would be surprised if living and sitting rooms were to have obscured glass. Further, window openings will obviously increase noise and light pollution.</p> <p>Heritage In this Bloomsbury conservation area, the current building is in keeping with a 19 Century mews but is to be replaced by a building of no architectural merit. It is so disappointing to see this area change for the worse.</p>
2016/1093/P	Claudio Calcagno	Flat 5 51-53 Grays Inn Rd London WC1X8PP	24/05/2016 22:51:51	OBJ	<p>I have a number of significant concerns with regard this proposed development based on my understanding of it:</p> <ul style="list-style-type: none"> <li>- loss of light and privacy for the neighbouring properties</li> <li>- extra levels of pollution and noise</li> <li>- worsening of the views for the surrounding properties</li> <li>- lack of harmony with local heritage</li> <li>- no proper consultation</li> <li>- sheer scale</li> </ul>
2016/1093/P	Philip Taylor	Flat 6 Grays Inn Court 51-53 Grays Inn Road London WC1X 8PP	25/05/2016 16:51:18	OBJ	<p>I am a resident of the flats immediately behind the proposed building and object strongly to the application .</p> <p>The building will affect natural light into the flat and cause noise and disruption throughout its build .</p> <p>We have already had to put up with construction in this area for almost a year now . This building will devalue the properties in this block .</p>