

RE: the application to construct flats at the address 28 Charlotte Street which is the subject of application number 2016/1345/P I wish to register my objection in the strongest possible terms.

My property, 9 Crabtree Place (of which I am leaseholder and occupier), is approximately 2.5m from the proposed development. However, I have not been notified of this application nor been provided the opportunity to comment on the plans. Given the direct effect of this proposed development on the use and enjoyment of my property this is a serious failure of the consultation process and is potential grounds for challenge to any decision made on this application.

My objection is founded on three principle grounds.

1. The proposed increase in height of the development will significantly reduce the daylight entering my property. The living accommodation of my property already has limited daylight due to the proximity of the existing property at 28 Charlotte Street. This is partially mitigated through reflected light from the white-painted wall of the existing property. To increase the height of the property as proposed and to change the character of the existing wall in any way will have a severely detrimental impact on the daylight entering my living accommodation and will prejudice the lawful enjoyment of my property.
2. The proposed works will create significant disruption and noise during construction which will have a serious detrimental impact on the lawful use and enjoyment of my property. Basement excavation, underpinning and construction activities will be noisy, dusty and intrusive. Given the proximity of my property to these works, and the failure to provide any substantive mitigation measures, the effect will be disproportionately severe.
3. I am concerned that the proposed excavation and underpinning works could cause damage or distress to the structure of my property.

I request notification of any application hearing and the opportunity to speak at the hearing.

Sincerely

Nick Higgs