

Regeneration and Planning Development Management
(for the attention of David Fowler)

27 October 2016

London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Application Ref 2016/5202/P

Dear Mr Fowler

Re: 125 Shaftesbury Avenue

I write to object to the plans that have been submitted by Amacantar for the redevelopment of the above building. In making this objection I write on my own behalf only but I note that similar effects will be felt by other residents whose flats overlook Caxton Walk (flats 3, 4, 7, 8, 11, 12, 15, 16, 23).

I (and, I think, my neighbours) do not object to redevelopment of the building at 125 Shaftesbury Avenue - so long as noisy work is confined to normal business hours. But we object strongly to the scale of the plans put forward by Almacantar - in particular to the considerably increased height of the proposed building. This raised height will lead to significant loss of light for my flat and for most of the other flats overlooking Caxton Walk. In the case of my own flat, flat 12, the losses of light are as follows:

25%-50% for nearly all the windows on the Vertical Sky Component measure;

18%-40% on the No Sky Line measure; and

23%-33% on the Average Daylight Factor measure.

I note that the first two measures are given in the September GIA report submitted to the Planning Department. The third (ADF) set of figures are not included in the report but were given by GIA in response to residents' requests. These are very significant losses of light for any resident homeowner. If these plans go ahead my flat will change from being a reasonably daylit flat - albeit overlooked - to being a box inside a tunnel.

The redevelopment on this scale has no purpose other than to increase the commercially rentable space. No wider social purpose is served.

I ask the Committee to reject the current plans and to tell Almacantar that it must submit more modest redevelopment proposals, proposals that will not cause significant loss of light to residents of Trentishoe Mansions.

Yours faithfully

A large black rectangular redaction box covering the signature area.

William Bishop