

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6356/P	Stephen Burgoyne	Flat 52 Derby Lodge Wicklow Street Kings Cross London	04/12/2016 16:24:37	OBJ	<p>PLANNING APPLICATION NO 2016/6356/P</p> <p>ADDRESS: Rear Of 1-3, Britannia Street, London, WC1X 9BN</p> <p>Proposed erection of New Commercial Redevelopment by Balcap RE Ltd</p> <p>I write in connection with the above planning application. I have examined the plans and wish to object strongly to the development of a 3 storey plus basement building in this location on the following grounds:</p> <p>Noise and Disturbance: Derby Lodge Courtyard is a quiet residential courtyard in the heart of Kings Cross. It is an oasis of calm in a noisy capital city. The building of this development would shatter Derby Lodge's residents peace and quiet as our homes all overlook the courtyard. The noise from air conditioning units, waste storage and plant and the cycle parking etc. would all impact negatively upon residents.</p> <p>Daylight and Sunlight: The lower floors overlooking the new development would all suffer from a loss of daylight and sunlight.</p> <p>Overlooking and Loss of Privacy: The lower floors overlooking the new development would all suffer from being overlooked and a loss of privacy.</p> <p>The Size and Shape of the Building: The Size and Shape of the new development is not in keeping with Derby Lodge's status as a listed building. The new development does not fit the character of the area, is too big and out of scale in relation to the size of the courtyard.</p> <p>Sense of Community: The new development would impact negatively upon Derby Lodge's sense of community. We are a close knit community all looking out for one another. This new development in our small courtyard between our homes would fracture that community.</p>

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2016/6356/P	Ed Weidman	Flat 11 Derby Lodge Britannia Street London WC1X 9BP	03/12/2016 09:51:34	OBJ	<p>This development cannot be allowed to proceed. It's an enormous building and the plan is to dump it between a community of flats, between listed buildings which have been here for over a century, and in a conservation area. The only access to the site is via an entrance the size and height of a garage door.</p> <p>The Derby Lodge community is something special - among other things it's an example of real people living and working in central London. It's a wonderful mix of people in a wonderful environment. The community and what it represents must be protected.</p> <p>Further comments as follows:</p> <p>Noise and disturbance - the presence of a large office building with outdoor spaces and aircon and ventilation systems outside our windows will cause considerable noise and disturbance.</p> <p>Loss of daylight and sunlight - from the plans it's clear that many flats will experience considerable loss of light if the development proceeds. That is simply not acceptable.</p> <p>Overlooking and loss of privacy - the presence of outside spaces and windows will mean loss of privacy.</p> <p>Not in keeping - I like modern architecture but to stick an enormous modern office block right up against Victorian listed buildings is simply not appropriate.</p> <p>Conservation area / listed buildings - as above</p> <p>Development noise and disruption - building and road works on and around Britannia Street have been incredibly involved over the last couple of years (still on-going). Further disruption to the street, pavements, parking bays etc is simply not on. There has to be a limit. Once again, the only access to the site is via an entrance the size and height of a garage door. It's just not practical.</p>

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