

**Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 20828768**

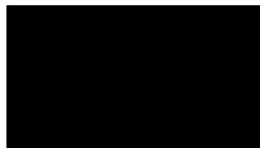
Planning Application Details

Year 2016
Number 6356
Letter P
Planning application address 2/4 Britannia st

Title Ms.
Your First Name Joanna
Initial
Last Name Baile
Organisation
Comment Type Object

Postcode Wc1x 9lg
Address line 1 63 Derby lodge
Address line 2 Wicklow street
Address line 3 London
Postcode WC1x 9lg

E-mail
Confirm e-mail
Contact number



Your comments on the planning application

First why weren't planning application letters written in other languages as many residents effected speak Turkish, erdu, Arabic. Basic translated letters should have been given. The space is between two grade two listed buildings that mirror each other so putting a huge ugly office block will hugely disrupt our community and as they are offices they will not respect basic rules of noise and light as these days offices are 24 hr run. It is ridiculously small space to build such a huge office block. We will be able see each other. So no privacy at all. I will have to put curtains up if I don't want anyone looking in so will stop light coming in. Also the

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building will block valuable light coming into the back of my flat through my kitchen and bedroom. My bedroom will be near the smokers terrace which will potentially impact my health. I am asthmatic and smoke really affects me. I do not want a smokers terrace outside my window 24/7 as this will greatly affect my asthma. Our national heritage demands that grade two listed buildings be respected and this application is not respecting our lovely Victorian buildings. We will have to endure months of noise from power tools and the courtyard is an echo chamber. My room vibrates from roadworks streets away. It will be horrendous to our sense of community to put up with this level of noise, vibrations and site workers there 24/7. ESP digging a basement. There are so many empty office blocks in Kings Cross. The lighthouse has been two thirds empty since it was built. So many other buildings empty ESP with Brexit looming is it a time to expand offices when we are losing industry to Brexit?

If you wish to upload a file containing your comments then use the link below

No files attached

About this form

Issued by	Camden Council Customer feedback and enquiries Camden Town Hall Judd Street London WC1H 9JE
Form reference	20828768

From: Frameless [REDACTED]
Sent: 21 December 2016 12:37
To: Planning
Subject: FOA: Laura Hazelton Re 2016/6356/P

Dear Ms Hazelton,

Re: PLANNING APPLICATION NO 2016/6356/P Rear Of 1-3, Britannia Street, London, WC1X 9BN

Proposed erection of New Commercial Redevelopment by Balcap RE Ltd.

As the owners of 1 Britannia Street, we write in connection with the above proposed planning application.

1 Britannia Street is the most affected of all the buildings as the main entrance to the proposed new site is under one of our bedrooms and stretches the entire length of the house. We have examined the plans and wish to object strongly to the development of a 3 storey building plus basement in this location on the following grounds:

Noise and Disturbance: The proposed construction would take the best part of two years to complete, time during which it would be impossible to live in 1 Britannia Street due to the demolition, noise pollution, dust, blocked roads for deliveries / works and all related aspects of such an industrial scale project. The noise from air conditioning units proposed, the plant, the additional daily traffic, footfall and congestion a busy office environment would bring all impacts negatively upon all residents in Britannia Street and immediate surroundings.

Daylight and Sunlight: The windows of all bedrooms, bathrooms and the main staircase at the back of our home will suffer from severe loss of daylight and sunlight as a result of the additional floors proposed and we strongly object to this. There is no merit to the design, and it is simply a developer's means of maximising square footage in an already tight site.

Overlooking and Loss of Privacy: Similarly, the bedrooms at 1 Britannia Street (also those of no's 3,5 Britannia St.) will suffer from loss of privacy and overlooking as the new will be able to look straight into our bedrooms. The proximity of the proposed building is unacceptable by all accounts.

The Bulk and Design of the Building: The design as well as the mass of the proposed development is not in keeping with the character of Britannia Street and surroundings nor the Grade II Listed status of Derby Lodge or the Conservation Area. The new development does not fit the character of the area, and is out of proportion in relation to the size of the existing houses. We feel strongly that these aspects should be taken into account.

In addition to the above, the underground river running under Britannia Street could be disturbed by the excavation proposed and this could potentially result in serious irreparable damage to the fabric of the existing buildings. I believe further reassurances need to be

provided by the applicants prior to planning being considered, as well as the mass and bulk of the proposed building be reduced significantly.

We strongly object to this application in its current form and have already made our concerns clear to the developer, however they have failed to mention this in their application. We look forward to hearing from in due course,

Kind regards,

Ciprian Ilie & Vanda Prochazka
owners, 1 Britannia Street WC1X



From: Andrew Gillman [REDACTED]
Sent: 22 December 2016 14:49
To: Planning
Subject: OBJECTION: 2016/6356/P

I am writing to object to the granting of planning permission: Site Address Rear of 1-3 Britannia Street London WC1X 9BN

The proposed development is too bulky and is unsympathetic to close by neighbouring residential buildings.

The proposed increase in height will over-dominate and also block light to the adjacent flats. Additionally the developer's light report has omitted windows that will be affected and is therefore inaccurate and cannot be relied upon.

There is loss of amenity to adjacent residents as a result of over-looking, light pollution, noise from use of the balconies.

The close proximity of the proposed development's windows to the existing residents flats will result in loss of privacy. It's ironic that the developer's Planning Statement (7.18) refers to reason why they don't want to include a residential element because it would compromise the neighbouring residential properties. However, the fact that the overlooking will be much greater with the office development with larger windows is not mentioned.

Plant use will create noise, and notwithstanding proposed noise mitigation, there is no consideration for reverberation - the canyon effect. Additionally there is no consideration for the noise impact other than a single unidentified window. The reference to protecting the "closest receivers" takes no account of the way noise travels in this courtyard development.

This is a large building. It will attract a similarly large number of office workers. This will create noise within the confines of the courtyard development.

The proposed materials for the exterior of the building is particularly unsympathetic and increased the feeling of domination and mass.

The proposed development has the effect of being a bad, dominating and unsympathetic neighbour.