

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6955/P	Jane Moore	55A Gray's Inn Road London WC1X 8PP	25/01/2017 20:40:09	OBJ	<p>I have studied the revised planning application. I do not believe that it alters an any substantial way my objections to this scheme. I wish to make it clear that my objections remain, as were lodged with you on 12 January 2016. For clarity, I provide a copy below:</p> <p>Objection lodged 12 January 2016:</p> <p>I wish to lodge an objection to planning application 2015/6955/P. As the holder of a long-term lease on the residential floors of No 55 Gray's Inn Road, it is quite clear that my rights to light and air and privacy will be seriously infringed by this development. Specifically I object to the additional floors proposed to be constructed above 160-164 Gray's Inn Road and 156 Gray's Inn Road. The report prepared by the developers confirm what is quite obvious when the site is examined – there will be a severe loss of daylight, sunlight and privacy to my property.</p> <p>I also wish to object to the proposed demolition of 156 Gray's Inn Road, which is a lovely building that is part of the heritage value of the street. I think the replacement of that building by a concrete façade, and the additional concrete floors above 160-164 Gray's Inn Road, will be of great detriment to the street as a whole, quite apart from their severely negative impact on the light and privacy of my property, which is currently occupied by 6 tenants, five of whom occupy rooms facing Gray's Inn Road, rooms that will lose much of their existing light and privacy if this development goes ahead. The lifeless feeling along Gray's Inn Road wherever there is a large modern concrete building is in marked contrast to our sunny stretch with its varied small businesses and red brick Georgian and Victorian buildings. The thought of yet another lifeless modern grey monstrosity going up makes me despair.</p>

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2015/6955/P	David Moore	55A Gray's Inn Road London WC1X 8PP	27/01/2017 17:31:19	OBJ	<p>Having reviewed the revised proposal dated 12 January 2017, I confirm that my previous objections still stand. Those objections are contained in letters and online submissions dated 9 January 2016, 29 January 2016, and 21 July 2016.</p> <p>While I acknowledge the changes that have been made to the original application, I believe that these are insignificant and fail to address the core problems, being the excessive massing of the entire development and the damage to and loss of important heritage assets, notably the loss of the historic integrity of Panther House, the complete loss of the heritage building at 156 Gray's Inn Road and the loss (save for a sham facade) of the building at 160-164 Gray's Inn Road.</p> <p>In the latter instance those charming buildings are to be replaced by a monolithic building of such height and mass that it will transform this cheerful and sunny end of Gray's Inn Road into a dark canyonised street containing neither character nor interest.</p> <p>The excessive massing of the entire project will have an extremely negative affect on the sunlight and daylight, general amenity and quality of life, of several hundred neighbouring residents. Many of these people are uncomfortable dealing with officialdom and feel disempowered and abused by this process. They have no-one to speak for them, and must rely on the Council to protect their interests.</p> <p>In return for three 'intermediate rent' apartments and an amount of subsidised work space (which merely replicates what exists now, for no net gain) the Council is being asked to approve a development that will destroy an important heritage asset and cause irreparable harm to the Hatton Garden Conservation Area, over the strong objections of Historic England, the nation's most important authority on these matters.</p> <p>Furthermore, the Council is being asked to approve a development that will damage the lives of hundreds of disempowered local residents, and ruin forever an interesting, characterful and much-loved area, one that typifies the best of this part of London.</p> <p>The harm caused by this excessive development is not commensurate with the value being offered to the community (which nets out at three 'intermediate rent' apartments).</p> <p>While the revised proposal makes much of the changes to the frontage along Gray's Inn Road, these changes are in fact inconsequential. The overall massing is much the same as the original proposal and will result in a building that is much taller and more massive than the buildings on either side of it.</p> <p>Please be aware of the deceptive nature of the photo-montage on page 34 of the "Planning Application Addendum No 2", which purports to show the skyline along Gray's Inn Road, but omits most of the 7th floor and all of the rooftop plant of the proposed new building.</p> <p>The impact of this building in particular on the residents of the west side of Gray's Inn Road will be devastating. The loss of sunlight and daylight, the loss of privacy from the unusually large window area and the several dozen balconies, will come on top of the loss of daylight, sunlight and privacy already</p>

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					<p>guaranteed by the Council's recent permitting of the development on Kings Mews behind them.</p> <p>It is worth noting that the proposed full-rent apartments will do nothing to assist the housing problem in London, as there is no housing shortage in the millionaire bracket.</p> <p>Further to that point, there is growing evidence that these types of expensive new apartments are being acquired by wealthy overseas buyers who neither live in them nor rent them out. This leads to a "hollowing out" of whole neighbourhoods, as more and more areas are converted to high-end residential but never occupied.</p> <p>I suggest the developers could, at a significantly lower cost to themselves, achieve their ends without causing great harm to the area if they stayed within the envelope of the existing buildings. This would substantially reduce their capital outlay, and remove their need to "super-size" everything in order to get a return. While total profits would be lower, so would the outlay and with it the financial risk.</p> <p>With a proposal as damaging and impactful as this one, it is not too much to ask that the developers, now that they realise the depth of local resistance and have the benefit of the opinion of Historic England, should substantially reduce the scale of the development. This will still allow them to make a profit, albeit a smaller one, in line with a proportionally smaller capital outlay.</p> <p>I urge the Council to reject this planning application.</p>
