

**Hazelton, Laura**

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**Subject:** FW: CASEWORK - Re: Objection to REVISED PLANNING APPLICATION NO 2016/6356/P

**From:** Stephen Burgoyne [REDACTED]  
**Sent:** 29 March 2017 19:54  
**To:** Hayward, Sarah (Councillor); [REDACTED] ai, Abdul (Councillor)  
**Subject:** CASEWORK - Re: Objection to REVISED PLANNING APPLICATION NO 2016/6356/P

Dear Sirs & Madam,

Objection to REVISED PLANNING APPLICATION NO 2016/6356/P - ADDRESS: Rear Of 1-3, Britannia Street, London, WC1X 9BN - Proposed erection of New Commercial Redevelopment by Balcap RE Ltd

I write in connection with the above planning application. I have examined the REVISED plans and wish to object strongly to the development of a 3 storey plus basement building in this location on the following grounds:

**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.

**Daylight and Sunlight:** The lower floors overlooking the new development would all suffer from a loss of daylight and sunlight.

**Overlooking and Loss of Privacy:** The lower floors overlooking the new development would all suffer from being overlooked and a loss of privacy.

**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.

**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.

Yours sincerely,

Stephen Burgoyne  
Flat 52 Derby Lodge  
Wicklow Street  
Kings Cross  
London  
WC1X 9LG.

On 4 Dec 2016, at 16:31, Stephen Burgoyne <[REDACTED]> wrote:

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