

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6356/P	Tim Wood	10 Derby lodge Britannia street Wc1x 9bp	11/04/2017 21:18:40	PETITNOBJ E	<p>I am objecting to these REVISED PLANS.</p> <p>If this goes ahead I will suffer a lack of natural light which is a proven cause of seasonal affective disorder a condition I am at risk of due to a history of depression.</p> <p>An office block is not an appropriate building to have in the middle of residential properties and I worry for the impact on my elderly and vulnerable neighbours.</p> <p>There are many uninhabited office blocks in the kings cross area and I would like to ask the question why another block is being built when so many buildings are disused?</p> <p>The design of the building is not in keeping with the grade 2 listed status of the surrounding residential blocks. It has no regard to the rich and varied history of our area instead becoming another corporate eyesore.</p>

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2016/6356/P	Debbie Radcliffe for BCAAC	for Bloomsbury Residents Action Group 91 Judd Street London WC1H 9NE	11/04/2017 15:03:49	OBJ	<p>I understand that revised plans have been submitted for an office development within the courtyard space of Derby House.</p> <p>These revisions do not in any way mitigate the harm that the development will cause to residents, and should be refused under Camden's policy DP26 (Managing the impact of development on occupiers and neighbours.)</p> <p>The reduction in height has been achieved through the introduction of a large skylight in the roof of the proposed building. This will increase the impact of light pollution on all residents, as offices in the 21st century are unlikely to remain dark during night-time hours. Lights may be on to enable employees to work flexible hours or for security purposes.</p> <p>Residents with views on to an internal courtyard have the right to expect darkness except from light emitted from windows of other residential dwellings. To introduce an office block within this landlocked residential environment is completely unacceptable.</p> <p>The proposal is for a gallery in the basement, whose very nature will encourage large numbers to visit the space. Private Views are social events, and alcohol is normally on offer to invited guests. This use is utterly inappropriate for a site that lies so close to a large number of residential homes. In addition, there are many vulnerable residents living within the block, as I understand Derby Lodge accepts tenants under its "sensitive letting" policy.</p> <p>While two terraces have been removed from the scheme, a large terrace remains, accessed by three doors, which implies heavy use. This will encourage noise – during the day, early evening and perhaps into the night (depending on office usage, after work social gatherings and mobile telephone conversations). Noise levels will be exacerbated by the echo chamber effect due to the proposed building's courtyard location. Users of the terrace will be able to look directly into residents' flats and what remains of the courtyard space, therefore causing a loss of privacy to adjacent residents. This is an unacceptable intrusion on residents' quality of life.</p> <p>The windows of the propose building, albeit set back a little, will still look directly into some residents' properties and are often less than 18 metres away. This again is an unacceptable intrusion on residents' quality of life.</p> <p>BRAG continues to object strongly to strongly to this application, which should also be refused under Camden's Policy DP25 (Conserving Camden's heritage). I refer to the details of my previous objection: as follows.</p> <p>Historic significance: Derby Lodge (formerly Derby Buildings) dates from 1865, one of the earliest examples of flatted residential accommodation built by Sydney Waterlow's Improved Industrial Dwellings Company. The buildings have been listed as Grade II listed since 1994. They are an important part of the historic streetscape in this part of London. They are also first and foremost – as per Historic England's</p>

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Listing description - “philanthropic housing”.

Both the original residential purpose of the flats and their heritage significance underline how utterly inappropriate it is to allow the development of an over-scaled new office block with basement public gallery (which has absolutely no connection with the host building) within the curtilage of this historic residential block of flats.

The courtyard is an integral part of the listed buildings. It is an area of land that is attached to the residential structure, a curtilage space that creates a single urban entity – as designed by Sydney Waterlow in the 19th century.

Change of character:

The existing warehouse (formerly used as a mirror workshop with very few employees) has been a quiet and unobtrusive neighbour to the large number of residents who live near by. Its two-storey presence has not impinged unduly on residential amenity. Its use has not dominated or changed in any way the original residential nature of the surrounding dwellings.

In contrast, the scale of the application building will fundamentally alter the character of the space and impact negatively on the residential amenity of all tenants and owner-occupiers that live in the adjacent flats, and in buildings close to the site along Kings Cross Road and Britannia Street.

The design proposal submitted would be detrimental to the character and appearance of nearby properties, the wider area and the Kings Cross Conservation Area, contrary to policy CS14 of the Camden Core Strategy and policies DP24 (Securing high quality design) and DP25 (conserving Camden's heritage) of Camden's Development Policies.

The aerial view of the site makes it abundantly clear that it is unacceptable to build an office block of any significant height and mass within such a high density landlocked space, surrounded as it is by residential dwellings.

In particular, it will set an unwelcome precedent and encourage the potential development of space within other residential blocks within the London Borough of Camden. The application should be refused.

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2016/6356/P	Fiona	88 Derby Lodge Wicklow Street	10/04/2017 17:52:18	OBJ	<p>Application No: 2016/6356/P</p> <p>I strongly object to this development for the following reasons laid out below</p> <p>This proposed development is causing a great deal of unnecessary stress to all the surrounding neighbours. Looking through the re-submitted plans regarding the objections that over 60 people registered little has changed. And many of the key documents on the planning application are fundamentally flawed.</p> <p>Although Camden Council rejected this proposed development from the huge number of objections the uncooperative developer has only made minor changes and frankly has paid little attention to what we, the residents, are objecting about.</p> <p>Derby Lodge is Grade 11 listed and is a 'sensitive letting' according to Camden Council's letting policy. The sheer scale of this development is too domineering to sit within the curtilage of Derby Lodge.</p> <p>Any development on this site SHOULD adhere to the current roof line and profile which has never been a problem to nearby residents.</p> <p>New Plans The new plans make constant reference to the 'Consented Scheme' This is the old application from 2008 which is lapsed and therefore should bear NO reference to this case. I have objected to every planning application submitted to this site and I know a number of my neighbours have also. I have no recollection of this 2008 proposal ever having been sent to me so wonder if any of the Derby Lodge residents of 2008 were even notified about it ? Camden Council were still posting planning applications to residents in 2008 so why weren't we sent them ? Please drop all reference to this so called 'consented scheme' from current and future applications.</p> <p>Inaccurate Lighting Report</p> <p>This is the same lighting report as the previous planning application. It misses out several windows, meaning that the document does not accurately show the effect on lighting to nearby properties.</p> <p>The report also shows this hideous development will push numerous properties below BRE regulatory limits. Which runs contrary to the DAS statement which said there was 'No discernible loss', which is contrary to their own findings.</p> <p>Given that so many of the residents complained about the inaccuracy of this report I would like a new Lighting Report to be commissioned with input from our local community including Derby Lodge TRA and the Concerned Residents of Derby Lodge</p>

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Courtyard.

We haven't received any contact from the developers and the blatant mistakes in this report have not been rectified.

Inaccurate Documentation – Lighting Report:

- The lighting report misses out several windows, meaning the document does not accurately reflect the effect on lighting to nearby properties.
- On the planning submission website it is listed as superseded but no new report has been forthcoming.
- The report also shows the development will push numerous properties well below BRE regulatory limits. Some falling registering a 46% fall in ASPH which BRE states as “substantial impact”, and numerous properties registering an APSH decline of 20% which BRE state is Noticeable. This runs contrary to the DAS statement which said there was “no discernible loss”, which is contrary to their own findings.
- Given extensive complaints and suggestions from residents regarding the inaccuracy of the report, residents suggested that a new report be commissioned, with input from local community. No new report has been forthcoming, no contact has been received from developers and mistakes and omission have not been corrected.

Proposed Development

This ugly and unimaginative piece of proposed architecture is too high, has too many windows which directly face onto our bedrooms and living areas. It is an inappropriate site for an office block.

It should be residential as that's in keeping with the local community.

I object to the premises being changed from light industrial to office use.

Due to globalisation most offices are 24 hour which will mean local residents will be greatly affected by noise disturbance of office workers

outside on the terrace talking, smoking in the courtyard, lights on in offices all night whilst cleaners are there cleaning. We already have noise issues from air conditioning units from shops on King's Cross Road and the new air conditioning, heating units that this office block will need will increase these noise problems greatly.

And none of these offices will create work for local residents.

We do not need a basement art gallery situated so close to our homes. During private views there will be people standing in the courtyard and outside

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the entrance on Britannia Street smoking and drinking. We already have problem with the openings at the Gagorian Gallery, who often shut Britannia Street down for up to three weeks at a time to install exhibitions. We don't need even more of the same disruption.

Security

Derby Lodge courtyard has a lot of properties on the ground floor and there will be a direct problem with security and privacy if workers are allowed access to that area. Where exactly will the office workers go in the event of a fire ? They would all have access to the courtyard as the entrance to the site is so narrow.

Loss of Privacy

- The new building will have windows and a terrace considerably less than the 18meters from multiple residential properties. This is less than the 18m required by BRE and Camden Planning Guidelines.

- The development has multiple windows, far more, by nearly a factor of ten then the previously 'consented plans'.

- Users of the proposed office block will be able to look directly into resident's properties, even the proposed set back windows do not serve to prevent this.

- It should be noted that in the planning statement the developers demurs from creating affordable housing because. "In order to avoid an unreasonable degree of overlooking to nearby residential units the design of any new residential unit on the site would be designed in a manner that would unduly restrict the outlook of that property and would therefore impact on any future occupier, should housing be accommodate at the application site." The developers themselves consider the building, if used for residential would create and "unreasonable degree of overlooking to nearby residential units". We would suggest that an office building, which would be in use at all hours of the day would also create an "unreasonable degree of overlooking to nearby residential units", and the developer provides no evidence to the contrary.

- Policy DP26 still requires measures to be taken to ensure that the privacy of residential occupants is maintained. The current development does not maintain our privacy but instead reduces it. We have no wish for the occupants of our property, especially children, to be subject to the stares of unknown strangers.

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Privacy and Light Pollution

The new plans actually remove the louveres from the previous application.

This means that the windows, although set back will be able to look directly into our bedrooms and living areas meaning we, residents in the properties of 73-96, Derby Lodge, Wicklow Street, will be even more overlooked and have NO privacy. We will also suffer more from light pollution at night severely affecting our sleep.

There will be a dramatic loss of daylight and sunlight into the all the flats facing onto the property development, again 73-96 Derby Lodge, Wicklow Street and 1-3, Britannia Street being the most affected as all these properties have bedrooms and living rooms that face onto the courtyard.

The size and shape of the proposed development is just too tall and too big against the proportion of Derby Lodge, which is Grade 11 listed and the neighbouring buildings. This is, after all, a conservation area and this great, ugly hulk of a building does not fit in with the general character of the area nor surrounding architecture, It should not be so tall and nor should it have huge skylight windows, nor glass doors and windows that directly face onto our living areas and bedrooms.

The new addition of massive skylight windows on the roof will create even more light pollution from the harsh office light at night meaning residents on the top floors of Derby Lodge will have light flooding into their bedrooms throughout the night, severely affecting their sleep.

Derby Lodge is within a small quiet pocket of Kings Cross Conservation area and Wicklow Street is particularly charming with its cobbled street, which is also listed. An office block of this scale is totally inappropriate in this small enclosed courtyard which is within the curtilage of Derby Lodge. And this will have a negative impact on our local community.

There are already a vast proportion of offices in the King's Cross Area which are empty. So why build more ?

There will be no control as to who rents these offices and the behaviour of the office workers. When asked, Balcap Re , have no idea how many office workers would be squeezed into these offices. Also the developer is anxious that the office workers have access to sunlight, daylight and can relax on the terrace, whilst not considering the loss of privacy and daylight that will detrimentally affect the local residents.

Also how will these office workers get to work ? King's Cross station and tube often has to close as the influx of commuters is too great in rush hour commuting. These office workers will just add to the problem.

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Noise

Derby Lodge, although being situated within the Conservation Area of King's Cross was surprisingly quiet when I moved here twenty-two years ago. However since several air conditioning units have been added to shops on the King's Cross Road and Derby Lodge's own heating unit having been incorrectly installed, there is an excessive amount of noise from these especially at night. The heating and air conditioning units that this office block development will need will only add to this constant and annoying hum. Having a four storey office block with an open terrace for office staff to enjoy coffee breaks, smoking and general chatting will create an unnecessary amount of disturbance. Due to Derby Lodge being Grade II listed we were refused double glazed windows when DL had a Major Works redecoration a few years ago. So noise is an issue.

Rubbish

We have a constant problem with rubbish and litter in this area which has increased since the student halls of residence, The Depot, was built. For example The Depot, which has 250 students living there leaves its rubbish outside on Britannia Street. If this office block and art gallery are developed they will be leaving their rubbish outside in front of the private homes of 1- 3 Britannia Street.

We have a constant problem with rubbish and litter and an influx of office workers will only add to this.

It is not appropriate that the office block and gallery's refuse bins will be placed outside on Britannia Street directly in front of the homes of 1-5, Britannia Street. The amount of litter and fly tipping we have in this area

Is enormous and thinking that these bins can be left here is ridiculous.

It will only increase the rat problem in the neighbourhood.

Overall Design

The size and shape of the proposed development is just too tall and domineering against the proportion of Derby Lodge, which is Grade II listed and the other neighbouring buildings which are in extremely close proximity to this charmless proposal. This is a Conservation Area. This aggressive, imposing and monolithic dark finish of the building is not sympathetic with the general character of the area nor surrounding architecture, It should not be so tall, have a deep basement gallery and it should not have any roof terraces.

If this site has to be developed it SHOULD either stay as light industrial or changed to residential . This site is NOT suitable for offices.

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Demolition and construction of site

The proposed length of time for this development is 18 months. Since the gallery space will be in a basement, this will mean they will be digging 4.5 metres into the ground to create this space, it's not as if the basement area is already there. The devastation digging and hauling the tons of earth through the small entrance of the site on Britannia Street will seriously affect all the neighbouring property's for the entire time the site is being developed. I don't think the developers or architects have any understanding of who actually lives here. Apart from a lot of elderly people, there are a number of families with small children whose day to day lives at home will be disrupted by the noise of drilling, digging etc for the entire eighteen months.

Britannia Street will be undoubtedly closed for most of the earth removal and construction. Leeke Street is closed until 2020 whilst the bridge over the railway track is being strengthened. There are also plans to build yet another cycle lane down King's Cross Road and all of this will probably coincide with the work intended on the Mount Pleasant site. This will cause total traffic gridlock in an already heavily congested area.

In April the Gagosian Gallery will be removing the Richard Sienna exhibition and Britannia Street will be closed for three weeks. This will mean all local residents have to drive a mile detour to gain access to Wicklow Street which is one way, which in the rush hour traffic (further exasperated by the ludicrous double cycle lanes in Tavistock and Torrington Place) can take over an hour.

And if all the resident bays were full we'd have to drive the same detour to get back into Swinton Street. I need my car to work ...it was distressing enough to have to do this for three weeks, eighteen months will be too stressful.

The loss of permit bays in Britannia Street will create even more problems regarding parking.

Planning Application Notification on Wicklow and Britannia Street

The new signage that was placed in Britannia Street/ King's Cross Road/ Wicklow Street failed to highlight in red where this proposed office development is intended to be. Which is both misleading and confusing.

Planning Alert

Although registered for planning alerts these re- submitted plans for this unwanted office block development failed to be registered on the alert and I only heard about this recent application from a neighbour.

Affordable Housing

Given that Derby Lodge was one of the earliest developments for social housing in the 1870's and is historically important why can't the developer build within the current height and size of the site some

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affordable housing of which this area is in dire need and would blend perfectly within this community.

Detrimental Change of Character of Conservation Area

Britannia Street properties and Derby Lodge are grade 2 listed buildings. The majority of the buildings surrounding the property are also listed buildings.

The design of the new development is highly modern and, as a result, would destroy the unique characteristics of the area.

The Camden Council's King's Cross / St. Pancras Conservation Area Audit notes that: "New development should be seen as an opportunity to preserve or enhance the character or appearance of the Conservation Area. New development should respect the built form and historic context of the area, local views, existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings. Proposals should be guided by the UDP in terms of appropriate uses." The current development proposed is clearly not in keeping with listed buildings within the area including, but not limited to DL flats 1-48 and DL flats 49-144.

I strongly object to this development
Fiona Dealey
88, Derby Lodge

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2016/6356/P	Gary Waterston	Gagosian Gallery 6-24 Britannia Street Camden London WC1X 9JD	11/04/2017 13:58:42	COMNOT	<p>Dear Committee,</p> <p>I feel that the detail/construction plan for this application is still way too under-prepared based on the impact that this site shall have on the residents, businesses and visitors to Britannia Street. Principally, having such a narrow access to the site from only one point for a development of his size, including excavation of a new basement, requires a great deal further explanation and information for those of us who manage our business (or live) on that street.</p> <p>The development shall take place over a long period of time; is likely contentious to those who immediately back on to the site and shall have a huge impact on the way the street can be used. My objection at this time deals with the plan for the site management and question any developers ability to keep the street clear of all other construction traffic except the one place for a waiting vehicle and one place for a loading vehicle - would the developer be able to make assurances to guarantee this is managed correctly? Instead I foresee a queue of waiting vehicles, coming from either end of Britannia Street, waiting to access, or offloading at the point where they can stop – thus blocking access, stopping points and blocking pavements with what is being delivered. If correct management is promised, perhaps it could be attached to some form of financial penalty (the money donated towards the residents association or such) so that there was an active, live incentive for this to be managed correctly? The previous development at the Western end of Britannia St from conference centre into the student accommodation units was not well managed at street level, including incidents of materials and equipment stored on the bridge over the railway. Yet several complaints were ignored and indeed this was despite assurances at the neighbourhood consultation meetings that this would be managed with us local businesses included in all communication - clearly this was not implemented once permissions had been granted. Perhaps therefore, any permission on this application can be granted with tight controls, instructions and penalties regarding how the developer must create as little impact on the rest of the street and neighbourhood. I would be delighted to participate in this when the committee meets to discuss this application.</p> <p>Yours,</p>

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2016/6356/P	Edward Weidman	Flat 11 Derby Lodge Britannia Street WC1X 9BP WC1X 9BP	10/04/2017 13:33:07	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>
2016/6356/P	joan	50 Kings Quarter 170 Copenhagen St	11/04/2017 12:42:51	SUPPEMPE R	<p>This is far too big a building to squeeze into a small courtyard and will reduce light considerably into neighbouring flats.</p> <p>Derby lodge is a listed building and shouldn't have a modern building added so close.</p>

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2016/6356/P	Jenny Lee	Flat 10 Derby Lodge Britannia Street Kings Cross WC1X 9BP WC1X 9BP	11/04/2017 21:32:32	OBJ	<p>To whom it may concern,</p> <p>Please accept this as an objection to the REVISED above named proposal.</p> <p>My primary concern is related to the noise that will be unavoidably caused due to the extensive construction works and, once constructed, the daily noise generated by the office block itself. I have a medical condition which is severely exacerbated by sleep disruption and emotional distress. I can honestly say, given the experience with the construction which has been taking place opposite the flat block, that works directly outside my bedroom will have a severe and negative impact to my health, wellbeing and quality of life.</p> <p>The flat has single glazed windows, which alongside the circular nature of the Derby Lodge building, results in very small noises (such as voices near open windows on the opposite side of the courtyard) becoming significantly exacerbated. This will mean that all noise generated by the office building will be heard by ALL residents in their bedrooms, bathrooms and kitchens. This includes office workers outside on the proposed terrace and building street entrance, air conditioning units, and the general noise which can be expected as part of building maintenance.</p> <p>Britannia Street is a very quite road, which means that ALL conversations taking place on the street outside can be heard at a very loud volume - Even on the 3rd floor! The inevitable increase in people traffic will mean that noise will now increase both in front of and behind the flat block. Therefore, there will be no room within my flat that I will be able to use to rest and recuperate during days of intense pain related to my health condition.</p> <p>This entire proposal is quite frankly ridiculous and completely inappropriate for the surrounding architecture and the vulnerable residents which occupy many of the flats. Approval of this proposal would indicate that the Council are very much "out of touch" with the community and the needs of its vulnerable members.</p> <p>Many of the residents are supportive of the disused buildings transformation into a valuable space for business and prosperity to the King's Cross area. However, the construction of such high and modern looking building, in the centre of a flat block, which will cause so much disruption, is absurd. Many friends and family, who have visited my flat and seen the location of the proposed building, have expressed their disbelief that such a building is proposed for the courtyard space. I take pride in the historic appearance of my home and feel that this office block will strip away this fantastic area of London heritage, which should be preserved and protected for generations more to enjoy.</p> <p>Since this initial application was registered last year, an office block has been completed at the top of Kings Cross road, which is a matter of meters away from this proposed site. These new offices are STILL vacant, many months after their completion, so additional offices in this area are very clearly not required or in high demand. Therefore, this proposal does nothing to contribute towards the economy of the local area.</p>

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Derby Lodge has a fantastic sense of community, which I believe is supported by the circular nature of the Derby Lodge building. The construction of a four floor office block IN THE CENTRE of this circle will not only restrict the view of our neighbours, but will also severely impact upon the community spirit amongst the residents. Many residents will have an office wall less than 3 metres away from all but one window in their property. I cannot help but feel very distressed thinking about the incredibly vulnerable residents and those on the ground floor, who will have a significant proportion of their nature light stolen by this ridiculous building. We are on the third floor and are deeply distressed about the natural light that will be taken by the strange (and honestly ugly) structures the architects are proposing in this current plan.

It is my understanding that you have received many objections to this proposal. I cannot understand how this absurd, insensitive and "out of touch" plan has reached this stage, but I do advise that you listen to all concerned and DO NOT approve this application.

Please do not hesitate to contact me should you wish to discuss anything further.

Best wishes,
Jenny Lee
Flat 10, Derby Lodge

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2016/6356/P	Diana Macdonald	Flat 5 DERBY LODGE BRITANNIA STREET LONDON WC1X 9BP	12/04/2017 07:47:05	OBJLETTE R	<p>I am a resident of flat 5 Derby Lodge, which would be directly over looked and overshadowed by the proposed development.</p> <p>I consider that this office building would be totally inappropriate adjacent to this large residential complex and constitutes an invasion of our collective privacy.</p> <p>We currently enjoy natural sunlight and a private peaceful outlook into the shared courtyard. Derby Lodge is a listed residential complex which houses a large number of citizens. This proposed development would have a disproportionate and on-going negative impact upon the privacy, parking, quietness and light available to the large number of occupants of the lodge when compared to the relatively small office accommodations it proposes to provide.</p> <p>I object most strongly to the proposed balcony which would directly overlook our flat windows and the private central courtyard. This would also most likely be used by smokers and would be a serious source of smoke pollution, the introduction of which is totally unacceptable to our residential environment. To open a window would run the risk of letting fumes into homes.</p> <p>The traffic report fails to mention the issue of the note on the planning application which says that the basement level may have other future uses e.g. a gallery. The inconvenience and on - going traffic issues from the nearby existing Gargasion gallery operations are a dire warning of just how much traffic hazard a gallery with inadequate parking and independent access provision for the delivery and removal of objects for display / sale are a warning to us here.</p> <p>PARKING:</p> <p>This street has not got enough provision for residents to park as it is. The bulk of the CA-D parking in the area is actually located some distance away and /or within the congestion zone. There is no disabled parking, other than on Wicklow street which is most unsuitable due to poor lighting and the challenging rough cobbled surface of that carriageway. At present there are many disruptions to the available residents parking for the developments which have dragged on and on. Yet another building project so near to the Derby Lodge estate would create havoc in the street for an unacceptably long construction period. Construction traffic and contractors would encroach upon the residents rights to access the parking for which they have paid. The applicants in such cases should be required to make recompense to those who are inconvenienced by their money-making activities, by providing alternative parking nearby.</p> <p>The other offices that are located in Britannia Street attract parking traffic and the only private Euro park is usually full of staff cars and clients of these businesses. I have spoken to a number of drivers who use this park and to them the cost is not a problem as their business pays for the use of the parks. Residents are not so fortunate and many simply cannot afford the high private parking fees.</p> <p>ASBESTOS HAZARD.</p> <p>The demolition, no matter how carefully conducted, presents an unacceptable risk to the many residents of asbestos particles from the demolition of the existing building escaping into the atmosphere and potentially being ingested by residents who would have to live near that process. The Council has a primary duty of care to the health and well-being of its" citizens and should not approve this potentially hazardous operation. There is always the risk of litigation from this well-documented risk and hazard and the Council would be ill-advised to ignore this.</p> <p>I will be away from 14 April to 13th May: if the committee meets outside these areas I would like to reserve the right to be present for the hearing and to speak to the committee.</p>

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2016/6356/P	Fiona	88 Derby Lodge Wicklow Street London WC1 X 9LF	10/04/2017 17:43:29	OBJ	<p>Application No: 2016/6356/P</p> <p>I strongly object to this development for the following reasons laid out below</p> <p>This proposed development is causing a great deal of unnecessary stress to all the surrounding neighbours. Looking through the re-submitted plans regarding the objections that over 60 people registered little has changed. And many of the key documents on the planning application are fundamentally flawed.</p> <p>Although Camden Council rejected this proposed development from the huge number of objections the uncooperative developer has only made minor changes and frankly has paid little attention to what we, the residents, are objecting about.</p> <p>Derby Lodge is Grade 11 listed and is a 'sensitive letting' according to Camden Council's letting policy. The sheer scale of this development is too domineering to sit within the curtilage of Derby Lodge.</p> <p>Any development on this site SHOULD adhere to the current roof line and profile which has never been a problem to nearby residents.</p> <p>New Plans The new plans make constant reference to the 'Consented Scheme' This is the old application from 2008 which is lapsed and therefore should bear NO reference to this case. I have objected to every planning application submitted to this site and I know a number of my neighbours have also. I have no recollection of this 2008 proposal ever having been sent to me so wonder if any of the Derby Lodge residents of 2008 were even notified about it ? Camden Council were still posting planning applications to residents in 2008 so why weren't we sent them ? Please drop all reference to this so called 'consented scheme' from current and future applications.</p> <p>Inaccurate Lighting Report</p> <p>This is the same lighting report as the previous planning application. It misses out several windows, meaning that the document does not accurately show the effect on lighting to nearby properties.</p> <p>The report also shows this hideous development will push numerous properties below BRE regulat</p>
2016/6356/P	Fiona	88 Derby Lodge Wicklow Street London WC1 X 9LF	10/04/2017 17:43:01	OBJ	

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6356/P	joan	50 Kings Qurter 170 Copenhagen St	11/04/2017 12:43:00	SUPPEMPE R	This is far too big a building to squeeze into a small courtyard and will reduce light considerably into neighbouring flats. Derby lodge is a listed building and shouldn't have a modern building added so close.
2016/6356/P	joan	50 Kings Qurter 170 Copenhagen St	11/04/2017 12:42:50	SUPPEMPE R	