

**Hazelton, Laura**

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**Subject:** FW: RESIDENT'S CONTINUED OBJECTION Rear of 159-163 Kings Cross Rd / 1-3  
Britannia Street - 2016/6356/P

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**From:** Derby Lodge TA [REDACTED]  
**Sent:** 20 April 2017 22:11  
**To:** Hazelton, Laura  
**Cc:** Hayward, Sarah (Councillor); [REDACTED]  
**Subject:** RESIDENT'S CONTINUED OBJECTION Rear of 159-163 Kings Cross Rd / 1-3 Britannia Street - 2016/6356/P

Dear Sir/Madam

Please add the Derby Lodge TRA objection to the following planning application:

Planning Application Reference: 2016/6356/P  
Development Site address: Rear of 159-163 Kings Cross Rd / 1-3 Britannia Street - 2016/6356/P

Derby Lodge Tenants and Residents Association (DLTRA) represents the many people that live at Derby Lodge, both in Wicklow Street and Britannia Street and is elected by those residents.

The DLTRA has consulted with residents by emergency TRA meeting, and assisting those that did not have access to the Internet.

Many Residents expressed their concern that Camden Council, as the Landlord of Derby Lodge, would not represent the residents' best interests and that this will be the precedence for Camden Council to allow more large developments to take place in residential courtyards across the ward.

Very little of the feedback given to the developer has made it through to the revised plans. The building still has a balcony, windows still overlook resident's bedrooms, more light will pollute from the new skylight. The building is also still larger than the existing structure.

Derby Lodge is classified by Camden Council as "Sensitive Lets" and has a very mixed community with many living in Derby Lodge for more than 20 years, some over 35 years.

Many Residents are concerned that due to the complete disregard by the Developer of the surrounding buildings, poor communication with members of the DLTRA, key elements missing from the light report and confusing exhibition plans, the Developer will not be a good neighbour going forward.

Here are the key objections residents have expressed in all the meetings with the DLTRA:

**1) PRIVACY**

The current design of slatted windows does not ensure the privacy of Derby Lodge Residents. Some properties are very close, many will overlook the Developers' windows and balconies and due to this, many Derby Lodge residents will have no privacy in their bedrooms.

**2) NOISE POLLUTION**

a) The Derby Lodge Courtyard is a quiet space surrounded by DL residents on both sides and the shops and residents on King's Cross Road on the East / North-East side, the section of the Courtyard this development occupies acts as an echo chamber and noise or conversation in the courtyard can be heard quite clearly from the Derby Lodge flats, a busy office in this space would impinge on the quality of life for many of the residents.

b) Built in 1865, the windows of Derby Lodge are single glazed sash windows, this means there is no insulation from external noise. The quietness of the rear courtyard is essential to maintain a quality of life for the residents ensuring their bedrooms are not contaminated with unnecessary noise.

c) For many years, the existing site (2k Mirrors) has been a very small 2-man company, the new development increases the number of employees to 55, this will create much more noise than the previous company.

d) Air conditioning units will face directly into the main echo chamber, at the highest number of residents.

### 3) DAYLIGHT and SUNLIGHT REPORT

The Developer's Daylight and Sunlight Report has several serious inaccuracies and deliberately omits key windows and skylights of the following neighbouring properties: 3 & 5 Britannia Street and 159 to 163 King's Cross Road. The report also makes the false assumption that the nearby amenities (including roof gardens) are only used in Summer.

In general the Developer's Light Report is biased and does not reflect the true nature of the surrounding properties.

### 4) RIGHT TO LIGHT

Several Residents will lose a considerable amount of light due to the size of this Development.

In the evenings, there will be light pollution for nearly all of the Derby Lodge Residents.

### 5) SIZE

This is a huge development for this landlocked site and residents feel that the Developer has given no consideration to its neighbours.

This development will increase the number of employees from 1-2 employee(s) to a much larger 55 employees

The Camden Website Map shows that Derby Lodge's Boiler House is included in this development. Residents are concerned they will lose the Boiler House and the source of all their heating and hot water.

### 6) COMMUNICATION

a) Many people felt that the Exhibition the Developer held was misleading. For instance, in the brochure and exhibition boards, the photo of the rear of nearby 151 King's Cross Road was shown to give the impression of a rundown courtyard showing rubbish outside the property, when in fact the rear of the Developer's own site (163 King's Cross Road) has a very green and lively wall garden created by a resident of Derby Lodge. Residents do realise this is most likely to be because the Developer will have to destroy this green wall garden.

b) The plans shown at the Exhibition were not very clear and did not show the true impact of the development. Many felt that the absence of key elevations were deliberate to hide the impact of this development to local residents

c) The Developers promised to supply more in-depth plans for the DL TRA and the Concern Residents of Derby Lodge Courtyard (CRDLC is a separate group including the Derby Lodge Circle 33 Residents, private residents and businesses that all back onto the Derby Lodge Courtyard), but failed to provide them after several attempts and only did so with the intervention of Councillor Jonathan Simpson.

d) The Light Report omits several key information about the neighbouring properties

e) Very little of the feedback given to the developer has made it through to the revised plans. The building still has a balcony, windows still overlook resident's bedrooms, more light will pollute from the new skylight. The building is also still larger than the existing structure.

### 7) CONSTRUCTION

18 months construction suggests it is fairly long for the size of the building. It took 36 months to build The Shard and the same for The Gherkin.

During the construction, there is also the possibility of construction of developments 2016/0672/P, 2016/5396/P and 2016/0450/P in Britannia Street and Wicklow Streets which will impact quality of life for many residents with construction on every side of their homes.

Due to the one way system surrounding Britannia Street and the closure of Leake Street until the year 2020, road closures impact local resident's severely. During the building of the Depot Student Home and now 2 Britannia Street, residents have witnessed many unauthorised temporary road closures lasting several hours without any warning. The lack of oversight means that residents

Due to the very limited parking on Britannia Street, Wicklow Street and surrounding streets, removal of parking spaces will have a big impact on residents that park in the area. When the Depot Student home was built, not all the parking bays were put back in place, exacerbating the parking problems near Derby Lodge.

The Derby Lodge Boiler House is directly along one wall of this development, there are serious concerns that damage to this building or the supplies in and out will see 70 properties without heating or hot water!

8) One third of Derby Lodge properties do not look out onto Wicklow or Britannia Street, they look only into the courtyard, these properties will have no privacy and will be hugely impacted by noise and light pollution.

9) FINAL THOUGHTS OF RESIDENTS:

a) Camden to provide plans for the mitigation of any impingement onto Derby Lodge. When 2 Wicklow Street impinged on the external walkway of Derby Lodge, reducing the size of the walkway and removing the frame to the external gate, the Camden Planning Department failed to resolve the issue.

b) The Residents of Derby Lodge request that the size of the building to remain the same as the existing building with no external balconies. Windows to be frosted to respect the privacy of the Derby Lodge residents. No basement to be dug as this will increase construction time. Restrict the hours of operation to office hours only. Restrict access to the Derby Lodge Courtyard. Restrict roof access of the developments' employees.

Derby Lodge Tenants & Resident Association  
94 Derby Lodge  
Wicklow Street  
WC1X 9LF

Darren Brade  
Chairman

**Derby Lodge Tenants and Residents Association**

Derby Lodge, Wicklow Street, London, WC1X 9LF

