

McClue, Jonathan

From: Michael Wilkinson <[REDACTED]>
Sent: 14 July 2017 10:39
To: McClue, Jonathan
Cc: Totis Kotsonis
Subject: 195-198 Grays Inn Road application and impact on 4 Mecklenburgh Street

Follow Up Flag: Follow up
Flag Status: Completed

Dear Jonathan,

I note the recent changes to the developer's application. In response, Dr Kotsonis and I provide the following observations for your consideration:

1) Impact on Daylight and Sunlight

Unfortunately, the developer has not provided full measurements to support his current plan. However, and as illustrated in the developer's drawings, below, the current proposal appears to have a taller elevation than the previous proposal. The daylight and sunlight 'memo' provided by the developer is just an estimate, with the developer asserting that the measurements are provisional and subject to change.

You will be aware that a non-linear mathematical formula is used to provide such calculations; and, therefore even a small increase in height can have a significant, non-linear negative impact on the quality of daylight and sunlight.

If the elevation for the current submission is higher than that of the previous submission, then a full daylight and sunlight report is most certainly needed to ensure that the current proposal would not impact negatively on the quality of our daylight and sunlight.

Drawings:

Rear Elevation: Previous

proposal: <http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/5404137/file/document?inline>
vs

Rear Elevation: Current

proposal: <http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/6701800/file/document?inline>

2) 4 Meckenburgh Street Cellar

The developer has now proposed in their written statement that they would not damage our listed property, which, of course, includes the wall and ceiling of our cellar. What is less clear is the accuracy of the developer's drawings. For example, drawing AA (which abuts to our listed property) shows plans that extend further than drawing CC (which abuts to house 6 on this listed terrace). This is also illustrated in the rear elevation drawing. For the avoidance of any doubt, we will not accept any changes (e.g. cutting, maiming) to the existing walls and ceiling of our property. In any event, if planning permission were to be granted, the developer would be obligated to have a party wall survey commissioned before any building works could possibly commence.

Best Regards

Dr Michael Wilkinson and Dr Totis Kotsonis
4 Mecklenburgh Street
London