

Owners and businesses operating at
68 - 74 Rochester Place
NW1 9JX

Robert Lester
Planning Services
London Borough of Camden

17 Jan 2018

Dear Mr Lester,

Application 2017/6209/P
68-74 Rochester Place
London
NW1 9JX

As freehold owners and businesses operating from 68-74 Rochester Place we would like to take this opportunity to put forward our combined objection to the above planning application.

The negative aspects of the proposed addition of a second storey to our building far outweigh its benefits.

Our objections are as follows:

Impact on light

The increase in height to the front of the building of 3.5 metres (a 61% increase) will unquestionably affect the levels of light we receive in each of the main studio areas of the business units. We are creative businesses, producing visual materials and holding castings, which require good natural light for photography. Light is vital to what we do. Any development that reduces light levels at all, will impact negatively on the quality of our working environment and our ability to operate our businesses successfully.

We would like to request that the site survey by your department includes visiting the inside of each of the studios to better understand the impact that the overshadowing is likely to have.

We note that the light studies in the proposal document are not accurate. Shadows appear inconsistent when comparing views. We request an independent light study is conducted at the developer's expense before planning permission is considered.

Structural and access concerns

There is nothing in the proposal to suggest the building structure could withstand another floor being built on it. We request that a full independent structural survey is conducted at the developer's expense before planning permission is considered.

We are concerned by the proposed access to the building. The staircases at each end of the building are narrow with doors that open outwards on to the street. If the use of these doorways increases significantly so too will the likelihood of injury as people step out onto the narrow pavement to oncoming traffic. It would not be possible to widen staircases or set them back further due to the narrow plot and the ground floor units being under different ownership. The staircases are not accurately represented in the proposals.

Visual appearance, poor design and impact on local environment

This proposal is not a roof extension. It is the addition of an extra storey and roof. Where similar applications have been made on this street, a condition of setting back the extra storey by 2.5m has been a requirement. The proposal does not include a 2.5m set back. The narrow nature of the site would make it impossible to do this. Granting permission to this proposal would be setting a precedent that could lead to further developments that also damage the visual fabric of the street.

The addition of a 2nd storey would have a negative effect to the roofline of the street as viewed in both directions. It would be disproportionately dominant. The random nature of the proposed roofline and steel cladding is not in keeping with the units below, or the neighbouring buildings on the rest of the street.

It will have a visually negative impact on the existing look of the street and the conservation area in which it sits.

The proposal makes no mention of what impact the addition of a new office space will have on parking and traffic demands on the mews and surrounding streets.

Disproportionate disruption to our business

The proposal gives no consideration to the disruption such a build would have to our businesses. It would not be possible to work through the noise, pollution and disruption of the build. Our business would be harmed considerably if it was to go ahead.

Yours sincerely



Anya Yiapanis
Owner Director
Intrepid
68 Rochester Place



Tom Gildon
M.A.P.
Business Unit Leasee
72 Rochester Place



Catherine O'Brien
On and behalf of David Sims Photography
70 Rochester Place



Stuart Spalding
Owner Director
Suburbia Media
74 Rochester Place



Julie Brown
Freehold Unit Owner
72 Rochester Place