

**Dike, Darlene**

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**From:** [REDACTED]  
**Sent:** 15 February 2018 14:54  
**To:** Planning  
**Subject:** Planning Application Reference 2017/7069/P 45 New Compton Street WC2H8DF

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### **Planning Application Reference 2017/7069/P**

To the Planning Committee, London Borough of Camden

Dear Sirs,

**1 Objection on the basis of layout, noise, privacy and fire safety:** the plans provide for all residents of the proposed additional flats to access the proposed new floor by a) ascending in the lift to the existing 4<sup>th</sup> floor; b) walking the whole length of the 4<sup>th</sup> floor corridor past entrance doors to all the existing flats on that level and then subsequently using the fire escape to ascend 2 further flights to access the new floor. This will potentially create considerable noise disturbance for 4<sup>th</sup> floor residents as people having no neighbourly connection with the residents of that floor use the floor as a through-route, creating traffic in excess of design capacity of the corridor and will thus create an over-use of the corridor. It should be noted that all deliveries, removals, services and trades will need to use this route. The existing fire escape, where it rises to the present roof level will, under the current proposals, be re-purposed as the only access stair to the top floor and there is no proposal to provide for a fire escape route for the proposed new floor, creating risk of entrapment in the case of fire.

**2 Objection on the basis of inadequate information supplied to the Council by the Applicant;** details supplied to the Council in the submission document state that there is no social rented housing currently in the building; this is wrong in fact as 11 of the existing flats are social rented housing, tenanted under a head lease owned and operated by Camden Council.

**3 Query on the accuracy of information supplied to the Council by the Applicant;** The floor plan of the proposed development shows the provision of the new flats as being:

Flat 1 3 Bedrooms, 2 bathrooms 41 Sq. meters

Flat 2 4 Bedrooms, 3 bathrooms 54 Sq. meters

Flat 3 2 Bedrooms, 2 bathrooms 26 Sq. meters

Whilst no measurements are provided that would allow these flat square meterages to be cross-checked, it should be noted that 26 sq m (proposed to house 2 bedrooms) is the size of a small studio flat and the four bedroom, 3 bathroom flat is proposed to fit in less than the area of one of the existing maisonettes in the building which supply only 2 bedrooms, (one of which very small) and one bathroom. Could these figures please be checked by the committee as they would appear to be either wrong, or to provide for exceptionally small rooms.

**4 Objection on the basis of failure to follow planning procedures:** no site notice has been affixed anywhere within the building or outside on the street at any point since the application has been submitted. This has been brought to the Council's attention by several residents but with no adequate explanation as to why or acknowledgement of the significance this may have in the context of the Council's Duty of Care to

provide and maintain a fair and transparent planning process. It should particularly be noted that at least three residents confirm they have not personally received in the past any notice providing information as to the current application or means by which to make comments and objections.

Sincerely

K Woodward,

