

# Pendrell House Residents Association

Pendrell House  
New Compton Street  
London  
WC2H 8DF

15<sup>th</sup> February 2018

**Re: Objection to Planning Permission – Fifth Floor, 45 New Compton St.  
Camden Council Ref: 2017/7069/P**

For the attention of Kristina Smith, Planning Officer:

We as long-standing residents of Pendrell House, object to the proposed 5<sup>th</sup> Floor development of no.45 New Compton Street, on the following grounds:

- We agree with and support those tenants of Pendrell House, where objections are made on the grounds of outlook, right to light and sunlight and the obliteration of much valued views.
- Pendrell House is already enclosed and blocked in by many high-rise buildings that surround it. The new extension on the roof of no.45 New Compton Street (the block adjacent to ours), creates a sense of enclosure in every direction: the design is too intrusive.
- The proposed flats are of luxury quality and for private ownership. Too many luxury apartments are planned, have been given planning permission or have been built in this small and densely populated local area. More affordable or social housing needs to be built to address this imbalance here.
- The new development is overly large in terms of bulk with windows overlooking existing tenants, who have a right to privacy and who are overlooked by very many flats already. A 'privacy screen' is not acceptable to those residents who will be opposite it. The development design is out of character and appearance of the surrounding Denmark Street Conservation Area.
- The development works would cause noise nuisance, dirt, dust and disruption to residents for a considerable period in an already narrow street busy with business traffic.
- The development will have a negative impact upon a precious and at risk conservation area (on the Heritage at Risk register – English Heritage, 2009) and will in consequence affect the future of the protected and mature trees in the churchyard that grow close beside the proposed development.