

Jane Palm-Gold

17 Pendrell House
Street
WC2H8DF

New Compton
London

15th 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:

Re: Telephone conversation with myself late January 2018, when we discussed the protected churchyard trees and wall – please see accompanying photos regarding churchyard trees at fifth floor level

Objection

I wish to object to this development for the following reasons:

- Pendrell House is enclosed and blocked in by many high-rise buildings that encircle it. The development would create a sense of enclosure in every direction, especially for those long-term residents that live opposite it, where the proposed development's SW elevation will dominate the outlook of the kitchens of flats 11, 17, 23 and 25 Pendrell House. This end of the proposed 5th floor is in line with the existing SW wall below it and not set back as in the adjusted NE end plans of the development now. The Planning Inspector in his appeal dismissal report (16 July 2013) viewed the proposed development level from the rear windows on adjacent flats on St. Giles High Street and found that "the proposed additional storey... would impact upon the outlook from rear windows of those properties along St. Giles High Street... In this regard, I find the proposed development would further reduce what is an already constrained outlook and would appear overbearing". I insist that this development would have the same negative effect in terms of outlook for those residents I have identified above. My kitchen window view would be completely filled by this new level. I invite you to see the impact upon our outlook in those flats identified in Pendrell House before making your decision. (See photos: Existing view from kitchen window, 17 Pendrell House and Churchyard trees height above No45)
- In line with the above point, the proposed 'privacy screen' at the SW end of the new development is not acceptable to those residents living opposite it, as this once again would dominate our outlook.
- The Planning Inspector in his appeal dismissal report (16 July 2013) viewed the proposed development level from the rear windows on adjacent flats on St. Giles High Street and found that, "the proposed increase in height would... reduce the amount of daylight entering into those windows on St. Giles High Street which face the appeal property... I find that this would result in harm." As daylight lessens on each level further down our building

at this end, I insist that this loss of daylight applies to the kitchens of flats 1, 11, 17, 23, which lie adjacent to this development and an onsite assessment in terms of loss of daylight must be carried out before a decision is made.

- The development works would cause yet more noise nuisance, dirt, dust and disruption to residents in a narrow street busy with business traffic. Currently there is yet another redevelopment planned of a closeby existing building on New Compton Street – that of the Covent Garden Odeon Cinema – to a hotel and spa and greatly reduced cinema capacity. If this goes ahead the noise/pollution/traffic problems from this will be intolerable for years, especially at the digging out phase. Adding to this there are plans to redevelop 125 Shaftesbury Avenue at the end of New Compton Street and I'm unsure of the plans for the old Bauer Media building too, diagonally opposite my flat. It never ends here.
- The development allocates no social or affordable housing within it. This small area is densely populated already and currently has a very high concentration of numerous blocks of luxury flats (Central Saint Giles, Glass House, etc), including the hundred proposed within the Almacantar Centrepont/ Centrepont House development.
- The development will have a negative impact upon a precious and at risk conservation area (on the Heritage at Risk register – English Heritage, 2009, as identified in the Denmark Street Conservation Area Appraisal & Management Strategy, Camden Council, adopted 16/3/2010) and will further erode the Denmark Street Conservation Area, especially as it faces a historically important Grade I listed church. The Planning Inspectorate report (24/6/13) found that "the proposal would harm and fail to preserve the character and appearance of the Denmark Street Conservation Area - contrary to Core Strategy policy."
- The development will in consequence affect the future of the protected and mature trees in the historic churchyard that already overhang the proposed development by some height. The dense canopies would impede both light and outlook to these proposed new flats. (See submitted photos)
- Further to the above point, all the proposed new flats in the 5th floor development would have daylight and outlook obscured by both trees on the churchyard side and privacy screen along the SW side. This would in consequence further affect the future of these protected trees.