



Dear Kristina [REDACTED]

Re: No.45 New Compton Street WC2H 8DF 2018/1890/P

Please find attached the objection from the Pendrell House Residents Association (17 flats have objected).

Kind regards,

[REDACTED]

**To: To Kristina Smith, Camden Council Planning -**

**Re: 45 New Compton Street WC2H 8DF 2018/1890/P**

Infill of existing undercroft carpark to create 5 new units (1x2-bed; 4x1-bed) and 104 sqm of B1 office space fronting New Compton St; erection of single-storey roof extension to provide 3 new units (1x3-bed; 2x2-bed) including associated lift shaft extension to front elevation; erection of single storey 2-bed dwelling house in curtilage of site.

**FROM: Pendrell House Residents Association, Pendrell House, New Compton Street, London, WC2H 8DF**

**OBJECTION BY THE UNDERSIGNED - Pendrell House Residents Association tenants**

**Overdevelopment of the site**

New Compton Street is densely built up and with many residents and blocks of flats already. This 'parasitic' development is planned to take up almost the entire site of No.45 New Compton Street, up to the boundary walls of the churchyard and public house and will contribute nothing to the area. These development works would cause yet more noise nuisance, dirt, dust and disruption to residents in a narrow street busy with business traffic.

The car park space is huge and foundations would have to be dug out right across almost the entire site – the proposed annexo would be built right up to the side of Pendrell House and all works would have a massive impact on residents living in our block and to those existing residents of 45 New Compton Street, who would be 'sandwiched' during construction between intolerably noisy rooftop and underfill building works. This proposed work is meant to take '40 weeks' - this in our opinion is a massive underestimate: we believe that it will be at least 13 months of highly noisy and disruptive works to residents and businesses in the street as it would involve drilling, excavation and impact noise and vibration throughout all flats and adjacent buildings.

The proposed development would cause an unreasonable degree of loss of peaceful use and loss of reasonable expectation of peace and privacy in home life for an extended and unreasonable period of time.

**Loss of car parking spaces**

This loss of parking spaces at No.45 directly affects those residents of Pendrell House who have cars and who already have problems finding vacant spaces to park in. The street parking space available is already inadequate and there is a very high level of car crime in the area.

**Aesthetic appearance of development**

The development only offers bolt-on buildings that are parasitic in nature to the existing building and hardly approve the appearance of it. The new lift housing (the lift serving only the proposed new top floor of No.45 and the

three flats) will directly abut the pavement and interrupt the flow of the buildings within the street as they curve round towards Central Saint Giles. It would thus destroy any sense of architectural vista the street has left.

#### Fire Safety

There is no adequate means of escape for those residents of the three top floor flats – the single only way down is via the lift. There is no other escape route planned and the fire access only space in the car park would be built on, resulting in no area left for fire personnel and equipment in the event of a large fire to No.45 or Pendrell House, where access to the flats on the churchyard side is already difficult.

#### Proposed 5 units in underfill of the existing building

There would be absolute minimal light into these new flats as they are faced within a few feet by the 6 ft churchyard wall, the garden wall of the Angel public house and the proposed Annexe building. This is in our opinion, an overdevelopment of the existing available underfill space. In the context of Camden's policies and national guidelines, these flats will therefore be of inadequate quality.

#### Annexe Building

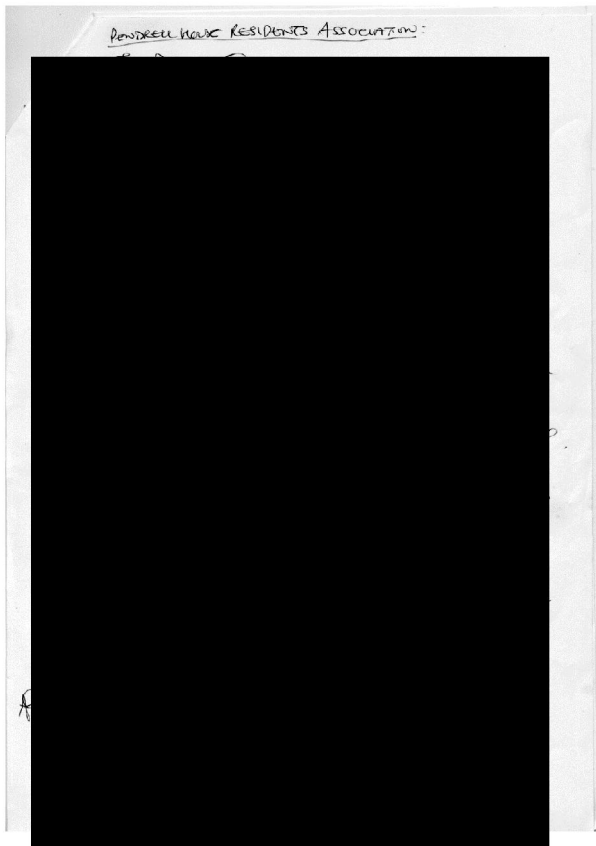
Is this necessary? It will be squeezed into the corner of the car park and is a step too far in this overdevelopment of the site. The structure would have to hide beneath the churchyard walls anyway. If this were scrapped, those residents at 45 New Compton Street would have at least some parking bays left (leaving existing street car parking spaces for residents at Pendrell House) and there would still be a fire access area provided for No.45.

#### Office Space

Proposed office space or retail? If office, a new entrance to it would be created opening onto a crowded and overused pavement and this will add to the footfall of the street. New Compton Street has always been exceptionally busy from deliveries and illegal parking (Bauer Media/Endeavour House, thankfully now gone but we await new business tenants) – we as residents should now surely expect conditions for a normal and peaceful life to begin. This new office development will add to the burden residents already face.

Retail? At the public meeting with the developer on 31st May 2018, the space was described by him as retail. If so that is already subverting the planning application and therefore the plans must be rejected by the residents at Pendrell House because in our experience, this has already happened with the new back entrance of Leyland opposite our block, where an illegal external 'sawmill' has been set up by them which operates practically daily on the land outside this back entrance and to where deliveries arrive daily too. These activities were of course never featured in the original planning documents and now we have difficulty in stopping them.

Signed:



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