



From: Simon Leppington [REDACTED]
Sent: 11 September 2018 10:26
To: Marfleet, Patrick <Patrick.Marfleet@camden.gov.uk>
Subject: Proposed Development (2018/3647/P) 7ABC Bayham Street.

Dear Mr Marfleet

**Proposed Development (2018/3647/P)
7ABC Bayham Street.**

[REDACTED] I write with the following concerns regarding the above planning application. The main grounds for my objection are based directly on Camden Planning Policy and Guidance (July 2017) which calls for protection of quality of life for occupiers and neighbours.

The proposed development will affect the amenity of myself and neighbours in the following respects, each outlined as pertinent to the above guidance.:

- 1) Noise levels. The proposed courtyard bar with retractable roof. The hotel and bar seek to be a 24 hour operation. This will inevitably lead to late night noise disturbance as well as the possibility of sound egress when the proposed roof is retracted. The area is densely populated and the noise levels would affect the many residential properties in close proximity.
- 2) Artificial light. Again the 24 hour nature of the business with entertainment facilities and an open atrium will lead to excessive artificial light concerns.
- 3) Overshadowing. The proposal would result in the building overlooking neighbours' homes.

For these reasons I oppose the application as stated, and urge the council to refuse permission unless mitigation to lessen the affect on neighbours is imposed. In particular noise level limits and the removal of the retractable roof.

Yours sincerely

Dr Simon Leppington

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Simon Leppington

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