



To Ms Sofie Fieldsend, Planning Officer, Camden Borough Council,
Re Appln 2017/3012/P - 278 Grays Inn Rd WC1X 8EB

Dear Ms Fieldsend,

My son, [REDACTED] [REDACTED]
[REDACTED] where an application for
planning permission is pending. He has asked me to contact you on his
behalf with representations.

Ted and his wife have a long lease on the ground floor and basement of
[REDACTED] about 5 years ago. The upper
floors are also in flats - a first floor flat owned [REDACTED] and a
second/third floor flat [REDACTED] These owners have asked me
to include them in these representations.

We all feel strongly that each of the three flats, and their residents, will
be adversely affected by the proposed development. We have deep
concerns about how the scheme is drawn and also the effects of the
proposed construction work.

In summary our worries about the planned use and extensions turn on the proposed intensification of the occupancy with its effects on increased noise, the management of increased rubbish (which is already a problem in this terrace) and the adverse effect on privacy and light. The rear elevation and roof extension are also unsightly and inappropriate in relation to the appearance of this Victorian terrace especially from the rear, which is visible from public views. As this property is in a conservation area we very strongly believe the impact of the proposed development is detrimental to the Conservation Area and should not be permitted. We have seen the Conservation Area Advisory Committee's comments on this development and fully endorse the comments made within.

As to the works themselves, the demolition of the rear extension and its rebuilding will cause huge disturbance whilst the work is hand and we have further concerns about future structural integrity, particularly to party walls, given that floor plates are to be moved. While this may be a private matter between neighbours, there is a consequential impact on the buildings in a Conservation Area that should be protected from this type of work.

This scheme has only recently come to our attention. I must apologise for not contacting you sooner. I would be grateful nevertheless if our objection to this development can be acknowledged and taken into account when a decision is made.

Finally, can I invite you to look at our property and to meet us for a discussion. We can arrange for you to visit each of our three flats if this will help you understand our deep concerns.

Yours sincerely.

John Pinchbeck - 

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