
From: Marfleet, Patrick
Sent: 10 October 2018 10:27
To: Planning
Subject: FW: Objection - Proposed Development (2018/3647/P) 7ABC Bayham Street

Please upload to trim and m3.

Thanks

Patrick Marfleet
Senior Planner

Telephone: 020 7974 1222



From: Adam Timmis [REDACTED]
Sent: 09 October 2018 18:27
To: Marfleet, Patrick <Patrick.Marfleet@camden.gov.uk>
Subject: Proposed Development (2018/3647/P) 7ABC Bayham Street

Dear Mr Marfleet

I sent you this planning objection in September (see below) but received no acknowledgment and now note it is not included in the online case form. This is very disappointing and I need to know how you plan to sort things out

Adam Timmis and Naureen Bhatti
[REDACTED]

Dear Mr Marfleet

Proposed Development (2018/3647/P)
7ABC Bayham Street – Summary of Written Objection Points

[REDACTED] we are very concerned about this proposed development at 7 ABC Bayham Street. The main grounds for our objection are based directly on Camden Planning Policy and Guidance (July 2017) which calls for protection of quality of life for occupiers and neighbours. Factors specified as affecting quality of life include visual privacy and outlook, sunlight, daylight and overshadowing, noise and artificial lighting levels. Yet all these factors are likely to be adversely affected by the proposed development as follows:

1. Overlooking, loss of privacy and outlook

a) Whilst the ground floor drawings suggest an opaque northern boundary to the courtyard at ground floor, this is glazed at first floor, which gives rise to overlooking, loss of privacy and potential artificial light impacts directly into King's Terrace.

b) Windows are incorporated at the second floor northern elevation (Room 35), together with a northern-facing terrace feature, which directly overlooks the rear of properties at Bayham Street and within King's Terrace.

c) A significant glazed link providing circulation for hotel guests is proposed for the 3rd floor, which directly overlooks properties at the rear of Bayham Street and within King's Terrace (associated with Rooms 38 and 39).

d) A significant glazed link providing circulation for hotel guests is proposed for the 4th floor, which directly overlooks properties at the rear of Bayham Street and within King's Terrace.

2. Noise and disturbance arising from the proposed courtyard café/bar featuring retractable roof together with roof terraces

a) The submitted Design and Access Statement indicates opportunities to create balconies directly over Bayham Street with projecting oriel windows, which would give rise to noise and disturbance from use by hotel guests.

b) The courtyard on the northern site boundary will become a visual centrepiece to the bar/café and office accommodation at ground and lower ground floor. This is to form an atrium, with a retractable glass roof providing amenity space and vertical circulation. This will give rise to significant noise leakage into King's Terrace i.e. hotel bar operating of an evening with retracted roof.

3. Artificial light impacts.

The prevalence of glazing at third and fourth floors, whilst set back, could give rise to artificial light impacts

We feel strongly that the proposed development at 7ABC Bayham Street will threaten the quality of life for us and other residents in the area and we urge the planning office to intervene

Best wishes

Adam Timmis and Naureen Bhatti



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