



42 Earlham Street, Covent Garden, London WC2H 9LA

Website: www.CoventGarden.org.uk

email: info@CoventGarden.org.uk Tel. 020 7836 5555

Facebook: TheCGCA Twitter: @TheCGCA

Thomas Sild
Regeneration and Planning
London Borough of Camden
Floor 2, 5 Pancras Square
London
N1C 4AG

3rd December 2018

Dear Thomas,

Re. 2018/4504/P at 71 Endell Street and 68A Neal Street London WC2H 9AJ (erection of a single storey roof extension to create 1 x 2 bedroom residential flat).

Covent Garden Community Association (CGCA) objects to this application primarily on the grounds of over-intensification leading to loss of amenity to a large number of neighbouring properties. Many of these properties are flats that are occupied by families with children.

We also object on the grounds of bulky design using materials unsympathetic to the conservation area and the surrounding roofscape. Proposals with similar elements nearby at 39-49 Neal Street (application ref 2017/5659/P) were rejected by the council's Planning committee in August.

The primary issues fall mainly within the remit of CPG6 and include loss of:

- Privacy.
- Natural light during the day.
- Darkness during the night.
- Quiet enjoyment.

Below we show pictures of the proposed site taken from residential buildings that would be affected by the development. They show how a new penthouse built on the roof of the Western block of 71 Endell Street would have significant negative impact on flats at 70-74 Neal Street, 68 Neal Street, and 61a to 71 Endell Street including the flats around the courtyard space at 71 Endell Street itself.

These flats benefit from privacy, good daylight and quiet at the back; these amenities are desperately needed to support long-term residents in this busy part of Central London. The new development would remove these benefits all at once - for the sake of the addition of just one, 2 bedroom residential unit.

The applicant's own light study indicates an unacceptable loss of daylight. And the distance between proposed windows / glazing / terraces and existing living rooms / bedrooms is far less than 18 metres; this is advised against by policy for good reason in relation to overlooking, noise nuisance and light pollution. We would ask you to make a site visit to verify these points, but the applicant's own drawings indicate a distance of less than 10 metres in one drawing in the Design & Access statement (as shown below) and our own visits confirm this. Distance may be even less in relation to other living room windows, but the applicants' main drawings show no dimensions.

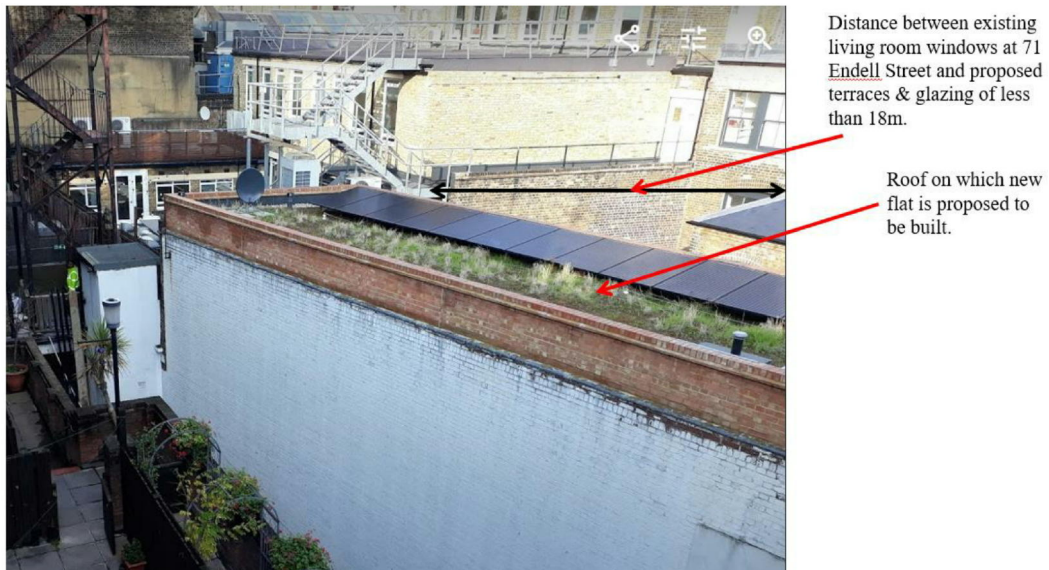
Covent Garden Community Association, continued...

We would anticipate that the result of this development, if permitted, would be to drive out people with a strong link to the area, to make way for short-term or part-time residents. It would be damaging to the community and is not justified by the council's policies.

View from 71 Endell St., showing likely impact on dwellings to both the East and West of the site:



View from 68a Neal St., showing likely impact on dwellings at 71 Endell St. to the East of the site:



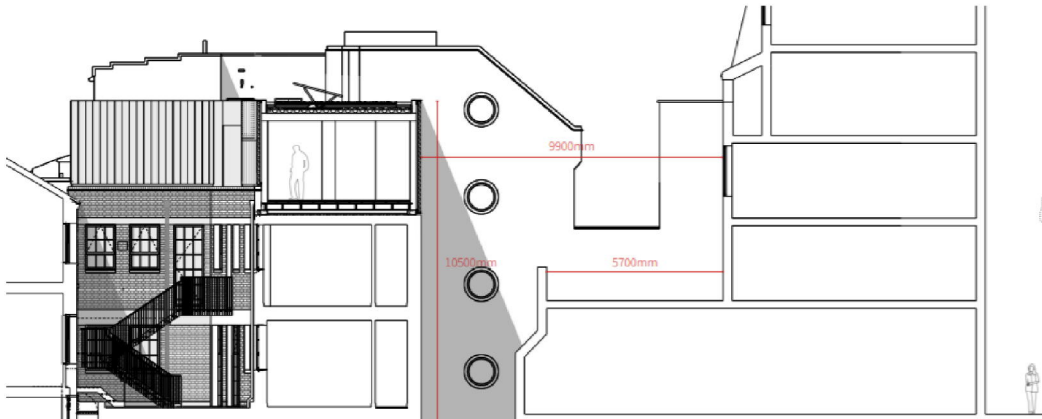
View from 68a Neal St., showing likely impact on dwellings at 70-74 Neal St. to the West of the site:



View from 74 Neal St., also showing likely impact on dwellings at 70-74 Neal St. to the West of the site:



Extract from Design & Access statement, showing cross-sectional distances from dwellings at 70-74 Neal Street of less than 10 metres:



It should be noted that distances on the other side may be even less, and lead to greater overlooking, but dimensions have not been marked on other drawings.

If, however, the planning authority were minded to consent to aspects of the application despite the wide-ranging objections then we ask that it would at the very least require substantive modifications and conditions, to include:

1. Permitted hours of use of terrace areas to be no more than 8am to 8pm each day.
2. Full-height visual and acoustic screening all around the property, with obscured glass fitted to any windows overlooking other dwellings and such windows not to be openable.
3. External areas to have no smoking permitted.

We look forward to your serious consideration of these matters, which have the potential for far-reaching impact on the health and wellbeing of our community. It is a community already under great pressure and we ask you not to act in any way that would increase this pressure.

Yours sincerely,


Amanda Rigby
Vice-Chair

