



Dear Patrick,

It has come to my attention that a planning application has been submitted for the redevelopment of the site at 7ABC Bayham Street. I am the owner of the flat at [REDACTED] Bayham Street, immediately next door.

I have a number of concerns regarding the submitted scheme. What is proposed is a much larger building than what is currently on the site and includes a 5-storey (plus double basement) 61-room hotel that will operate 24 hours a day. This is a materially different operation to the small office buildings that are currently on the site, and which are only occupied on weekdays between the hours of 09:00 – 18:00.

Bayham Street is an extremely busy road and the quietest part of my flat is at the rear, away from the road. For that reason, the kitchen, dining room and primary bedrooms are at the rear of the property. Having reviewed the plans for the proposed development, it is clear that the treatment of the North elevation is likely to have a significant impact on the level of amenity I currently enjoy in this part of my flat.

I would therefore like to object to the development on the following grounds:

1. Proposed Café Bar

I note that the scheme currently includes a café and bar with retractable glazed roof immediately next to the courtyard at the rear of 9 Bayham Street. As I mention above, this is currently the quietest part of my flat and therefore the part in which most of the time is spent.

There is no indication in the submitted application as to the proposed hours of the publicly accessible café and bar, but any use of this space for food, drink and entertainment is likely to be a source of increased noise and disturbance. I am concerned that the café/bar will incorporate amplified music and continue operation late into the evening.

Camden's own guidance on Amenity (March 2018) at paragraphs 6.30 and 6.31 states that such uses are likely to cause difficulties and should be sited away from noise-sensitive facades, and should be suitably screened. The applicant has made no attempt to do this and in fact, given the proximity of the residential developments to the North, this is the least appropriate location for this part of the development. Until this issue is suitably addressed I would kindly request that you recommend permission is refused.

2. Overlooking, Loss Of Privacy & Outlook

The submitted drawings seem to lack detail. The treatment of the north elevation is particularly vague. For instance, is the small rectangle on the second floor drawings outside room 19 a small balcony? What is clear is that the proposed development is likely to lead to a significant loss of amenity within my flat in terms of overlooking and privacy.

- ∞ The proposed scale and mass is likely to cause a significant loss of direct sunlight into the rooms at the rear of my flat, particularly the kitchen at first floor level. This will be particularly noticeable during the winter months when the sun is low.
- ∞ There is significant potential for the flat roof areas to be used as terraces. This would lead to an increase in both overlooking and disturbance. I am firmly against any access to the flat roofs for anything other than maintenance.
- ∞ The balconies at the front of the proposed building at fourth floor level appear to be for the use of hotel guests, and as such, have the potential to increase noise and disturbance within both the lounge and bedrooms at the front of my property.
- ∞ There is a significant amount of glazing on the proposed North elevation, particularly at lower ground and ground floor levels. This glazing, together with the 24-hour nature of the proposed 61-room hotel complex, will have a significant increase in the level of artificial light at night, at the rear of my flat.
- ∞ The windows on the North elevation at first, second, third and fourth floor levels will cause a significant increase in overlooking and loss of privacy.

In summary, the proposed development is not at all considerate towards the predominantly residential properties immediately North of the site and the proposed scheme is likely to significantly affect the quality of life enjoyed in my flat.

Yours sincerely,



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