

[REDACTED]

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**From:** Kim Poster <[REDACTED]>  
**Sent:** 29 April 2019 16:59  
**To:** Benmbarek, Samir  
**Cc:** Planning  
**Subject:** 2-3 Ching Court

Dear Sir/Madam

I am writing to object to the proposed changes whereby residential properties would replace offices and which would have an impact on Ching Court and, therefore, to me directly as a resident with a balcony facing onto Ching Court.

When I purchased Flat 4, 19 Mercer Street which has a balcony facing onto Ching Court, I was told specifically that legal issues regarding zoning and proximity would prevent conversion of the buildings we face being converted into residential properties. I am distressed to learn that such an attempt is now being made.

The unique character of Ching Court includes an acoustics issue which allows noise to "bounce" throughout the courtyard. It is almost untenable with the few residents that we currently have, but additional residents will make the area almost uninhabitable!

Safety and major alarms regarding privacy are major issues and use of the court yard outside of the 10-18h during the week will put the residents at risk and vulnerable. Drug users already cause hazardous issues in this complex and further traffic in the court yard will inevitably encourage their presence.

As a listed building we have all been extremely careful as to how we treat our properties and this proposal seems to fly in the face of this care and concern for buildings in this area. It is also at odds with the laws I have been advised are in place to prevent this conversion.

I personally strenuously object to any plan which permits overriding the balance of residents and business in Ching Court for a hasty profit. I urge you to visit the area and the Court yard to personally evaluate how untenable additional residents across the yard would be for all of the court, long standing residents in the complex.

Yours truly,

Kim Poster

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**From:** Rebekah MacLeary <[REDACTED]>  
**Sent:** 29 April 2019 15:22  
**To:** Benmbarek, Samir  
**Cc:** Planning  
**Subject:** 2-3 Ching Court

Dear Sir/Madam

I am writing to object to the proposed changes whereby residential properties would replace offices and which would have an impact on Ching Court and, therefore, to me directly as a resident with a balcony facing onto Ching Court.

Ching Court is a unique oasis in the heart of Covent Garden and great care and consideration has gone into achieving a balance where residents and the local business community work hand in hand with each other.

My main concern has to be one of safety and security. Every day you walk around the Seven Dials area you are aware that the problems caused by drug crime are on the increase and I fear that the proposed changes could make Ching Court increasingly attractive to those affected by the drugs trade. Security in this area is a careful balance and the current arrangements have kept Ching Court as safe as possible.

Another major concern is noise. The way that noise travels in the courtyard means that we are all extremely sensitive to our neighbours. As there are offices across one side of the courtyard this helps enormously as is the fact that there are a mix of shops and outlets who are sensitive to noise in the area.

As a listed building we have all been extremely careful as to how we treat our properties and this proposal seems to fly in the face of this care and concern for buildings in this area.

Yours sincerely

Rebekah MacLeary

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