

Application Number	2019/1108/P
Application Type	Full Planning Permission
Addresses	144A Clerkenwell Road, London, EC1R 5DF
Development Types	Commercial Extension

22nd May 2019

Dear Camden Council (Planning)

The Developer ('The Senator Group') is proposing to extend the White Bear Yard (WBV) immediately behind and within two metres of 1-10 Summers Street. No local residents have been consulted by the Developer in relation to this 2019 reiteration of their 2018 proposal which they withdrew in 2018 after serious objections were raised by local residents, councillors, and MP; in the press, in person and in numerous online, detailed and robust submissions.

The current 2019 proposal is an amended copy of the 2018 proposal which now includes a major Roof Extension which aims to block out up to one hundred percent of the light currently coming to windows on the rear of the building for flats on all floors of 1-10 Summers Street. This current 2019 proposal also includes a Walkway which will overlook flats on the 1/2/3rd floors of 1-10 Summers Street and a spiral staircase in the lightwell which will increase light/noise pollution, day /night in 1-10 Summers Street. This will negatively affect the ambient light in our 3rd floor studio space of 1-10 Summers Street, which we have used for visual art production since 1994, and which will be negatively affected in terms of reduced ambient light, noise and other pollution of a carcinogenic nature (e.g. cigarette smoking). The proposed Walkway will lie outside the proposed top floor of WBV and could permit general regular access for people in WBV to congregate and likely smoke cigarettes enabling noise and carcinogenic pollution to negatively impact us as we use our residential studio space with open windows.

Currently, the existing roof terrace is used daily for work / cigarette smoking / alcohol consumption / parties; practices which may well continue on this proposed Walkway. The Section 6 Conclusions of the Developer's proposal, which details the light assessment, further reveal that this new proposal not only has a significant negative impact on our building of equal order to their 2018 proposal (withdrawn) but also demonstrates how the Developer's blatantly disregard the BRE guidance solely because they think it's criteria are impossible to meet, so making light of Camden Council's planning guidance. Being owner occupiers of 1-10 Summers Street, we argue that the BRE guidance exists in order to be met and to protect residents as well as to ensure their fulfilment before any planning permission is granted. The Developer's Access Statement and their WBV document (3. Site Analysis / Land Use Context p.21) has incorrectly designated 1-10 Summers Street as 'Commercial', with no reference to its Residential status. This is grossly misleading given that a subsequent section entitled "3. Site Analysis / Building Heights" refers to the number of floors in surrounding buildings without


making any statement as to their occupation status. Our contention is that areas defined as largely RESIDENTIAL should have the full weight of BRE criteria borne in mind when surrounding buildings want to extend upwards. The same document makes no comment on why the new floor has to have a detrimental impact on light levels falling on 1-10 Summers Street. The Developer's stated aim is to provide 'additional high quality office floor space' yet there is NO proposal or investigation to assess the impact of an extra floor which is even more set back or recessed from 1-10 Summers Street than the current proposal. The Developer would still be increasing the existing square footage without detrimentally impacting, with regard to loss of light, the Summers Street residents (although there would still be impact with regard to noise, public access to any enlarged Walkway and Roof space etc.) The document makes no comment on how the enlarged kitchen will handle air conditioning and fume extraction. The document makes reference to frequent consultation with Stakeholders and that the building most affected by the proposal is 1-10 Summers Street. However, the Residents of 1-10 Summers Street have not (to date) been consulted by the Developer.

Given the above, we argue that this 2019 proposal from the Developer does not follow the existing guidance (a fact explicitly admitted by the Developer) and thus it should be formally rejected by Camden Council.

Signed

Dr Kevin Corbett and Mr Gerard Egan

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