



15 July 2019

Planning applications 2019/1710/L and 2019/1646/P to alter 53-55 Monmouth street from offices to residential.

Dear Sir or Madam,

I, too, am writing to object strenuously to the plan to turn the offices that overlook my flat into residential units. I note the various arguments in the planning application from Rolfe Judd about adding to residential accommodation in the borough.

It is very clear to me that the size and location of these flats with small bedrooms overlooking a busy Covent Garden Monmouth Street that they flats will not offer residential accommodation to people in Camden or people in any need (they rule out any desire for affordable homes because as the applications argue they are not compelled to provide any affordable housing). They will certainly be bought by companies or consortiums and used as short term accommodation for tourists and visitors. Even the planning application admits it would only add 34 sq m. of residential provision. This whole scheme rings very hollow of any of the supposed benefits to the community or the existing residents.

These flats will directly overlook my flat and will ruin the brilliant award winning Ching Court development that has mixed residential homes, flats and offices and kept all of us co-existing without compromising our respective privacy as the flat were overlooked by offices that were not in use largely when the residents were home.

These buildings are now listed and even minor changes such as installing more efficient windows to save energy and improve our insulation are routinely discouraged and turned down by Camden, so I find it hard to understand how such a major change can be sanctioned. Rolfe Judd's comments about 'limited historic fabric' rings very hollow when Camden planning warned us that they would not consider our buildings attempt to install like for like windows that were double glazed, when our building was built in the 80's unlike the buildings in this proposal. **Why is there one rule for residents and other rules for those companies and corporations that can hire planning consultants?**

The access to the apartments will most likely be through the courtyard which is currently closed to the general public at night to preserve the quiet and privacy of residents and this change of use will destroy that. Once the flats are let it will be very hard to regain this precious aspect of Ching Court.

It should further be noted that the security of the residents in Ching Court may well be severely compromised if dozens of people – many of whom are potential short term letters have access to the courtyard. Our building – 19-21 Mercer Street is particularly vulnerable as we have balconies that may be accessed during late night hours.



I urge you to reject this cynical and ill conceived change of use to an award winning mixed use community.

Yours,

