Camden

Development Management

Camden Town Hall Extension

Argyle Street

London WC1H 8EQ

For the attention of Laura Hazelton, case officer

Dear Madam,

**Reference: Space House, 1 Kemble Street, London WC2B 6TE**

**I am writing this letter with regards to the Planning Application No 2019/2773P and 2019/2790/L**

Refurbishment of Grade II listed office space, to create new retail and café space along with a new sui generis events area for 500 people.

When examining the proposal, there are many elements I object to very strongly.

The development proposed is for a space holding events for up to 500 people (not including staff) on any given event to be facilitated between 7:00am-1:00am Monday – Saturday and 8:00am – 10:30pm on a Sunday. This will mean constant commotion and disorder – before, during and after the event for the best part of twenty-one hours, i.e. twenty-four hours around the clock. Effectively, the Sui Generis will cause complete disruption to our lives.

With the suggestion of events holding up to 500 people, the level of both noise and air pollution will be extremely overbearing and dominate our lives seven days a week.

We have residents whose children go to primary school through to university, elderly residents who are disabled and consequently housebound and therefore unable to get away from the noise. We also have extremely vulnerable residents and people who go to work living on our estate. This area already holds two large venues for events in the Connaught Rooms on Great Queen Street and Conway Hall, Red Lion Square. At present, during the day around Wild Street, Kemble Street and Keeley Street is saturated with cars, vans and lorries making deliveries. Throughout the evening, another influx of cars, rickshaws and Uber drivers choke up the whole area awaiting clients from restaurants, pubs, theatres and events on the Kingsway, Great Queen Street, Drury Lane and Long Acre.

As the estate does not have a locked gate, many uber cars and rickshaws wait in our courtyard and around our estate late at night with their engines running causing disturbance.

In relation to the Sui Generis development proposed, where is the capacity for an additional footfall of 500 people be placed on our neighbourhood/streets?

What of the additional space needs of delivery of goods and arrangements for additional refuse collection? It is understood that there are only four parking spaces proposed; two of which will be designated for disabled users loading and turning in a confined space located between 1 Kemble Street and the Kingsway building.

On any given day, Holborn underground station has to close due to the overwhelming volume of people accessing the station.

This does not comply with the Mayor’s vision and Transport Strategy:-

The Central aim of the Mayor’s vision is to create a future London that is not only home to more people but is a better place for all those people to live in.

The Proposal also states to have a café/public area across from Peabody residents on Wild Street. This is undesirable as again these are homes to families/residents who already have enough disruption to their lives with the amount of noise pollution from congestion of cars, deliveries, late night recycle collections from Wild Court, lorries, busy footfall in the late evenings from West End pubs, theatres, event establishments. The developer cannot specify a smoking area for the café, which would mean second hand smoking reaching Peabody residents. There are over *twenty-six* café, coffee shops, restaurant, and pubs on the Kingsway already! We do not need another one.

With regards to the planned renovation work to the two buildings, as adjacent residents to this proposed development, we require a detailed outline of timeframes, noise levels and how the developers plan to minimise the noise disruption to our lives.

We also require details of how the developers intend to liaise with Peabody residents to ensure minimal disruptions to daily life?

The windows in my own accommodation are approximately fifteen meters from 1 Kemble Street and a major renovation will have great impact upon my family and I with regards to noise, air pollution and privacy. There is a nursery, primary school and adult education centre right in the immediate vicinity of Space house, what about the impact on their daily lives?

I conclude to say I very strongly object to this proposal and so do members of the Peabody Wild Street Tenants Association. I/we would consider alterations that would not have such an impact on the residents of Peabody Estate, Wild Street that includes my family and I.