

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4086/P	Russell Darling	25/10/2020 16:29:38	OBJ	<p>As a long-term Drummond Street resident, I object to this proposed development for the following reasons:</p> <ol style="list-style-type: none"> 1. Building height would tower above all other buildings for this area of Drummond Street. The height difference would make it a visually jarring and unattractive disruption to the visual flow and aesthetic of Drummond Street frontage. Regardless of other nearby large developments, this specific block of Drummond Street does not have any buildings anywhere near this proposed height. 2. Concern about fire safety of adjacent buildings and entire Tolmers Square estate due to lost/restricted access during construction. This archway is the only large vehicle entrance to the estate to allow for quick access for firetrucks and ambulances. 3. Noise during demolition and construction. Drummond Street is already surrounded by multiple large, long-term construction projects including HS2. Due to the ongoing COVID lockdown, many residents like myself have been forced to work from home (with no end to that in sight). The noise, vibrations and traffic from construction has already been the source of extreme psychological pain and distress because there is no escape or option to go elsewhere. Adding to this already painful situation is almost too much for anyone to bear.
2020/4086/P	Irvine Naqvi	22/10/2020 21:24:48	OBJ	<p>I wish to object to the Planning Application 2020/4086/P for 155 Drummond Street.</p> <p>The proposed development affects the privacy and directly looks into the rear bedrooms of Apartments 4, 8, 12 and 14 located at 141-153 Drummond Street. Why should residents who have lived in these apartments over 10 years need to suffer. This will affect their livelihood and well being if the proposed development is approved. Some of these people include hard working professionals who work long hours for the NHS and other companies and require a minimum level of privacy when winding down from work.</p> <p>Why have the developers ignored this issue? It appears they are neglecting those people who live there. The balconies in the application exceed the bounds of the freehold of 155 Drummond Street by in excess of 1.5 metres making it unnecessary and unreasonable.</p>

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2020/4086/P	Irene	23/10/2020 09:18:01	PETITNOBJ E	<p>Dear Sir or Madam,</p> <p>I am a resident at Drummond Street for about 8 years. Drummond street has undergone a substantial change during this time, in particular due to a construction of HS2. The initially relatively low trafficked area became a main drive though road and a short cut for cars, as streets around Euston Station have been closed for a traffic. The suggested development would have further negative impact during its construction period, creating even more traffic jams and sacrificing pedestrians safety to an unacceptable level.</p> <p>Moreover, the residents are already experiencing a very high noise level due to a large construction site of the office complex at Hampstead Road. An additional construction at Drummond Street 155 would exceed all limits of reasonableness in this regard and put an additional burden on residents during the current critical time of working from home and pandemic, negatively affecting mental health.</p> <p>Furthermore a proposed 6 storeys building would destroy a character of the street, which is already severely affected by the westward expansion of the above mentioned HS2. At the moment Euston Area Plan shows only 3-4 storeys houses in this part of the Drummond Street. It has a well preserved grid of terraces with an intimate distinctive character which is enlivened by small businesses, shops and restaurants. The subject proposal would fail to comply with this description.</p> <p>Please take these comments into consideration as an objection to the subject proposal.</p>
2020/4086/P	Russell	25/10/2020 16:29:31	OBJ	<p>As a long-term Drummond Street resident, I object to this proposed development for the following reasons:</p> <ol style="list-style-type: none"> 1. Building height would tower above all other buildings for this area of Drummond Street. The height difference would make it a visually jarring and unattractive disruption to the visual flow and aesthetic of Drummond Street frontage. Regardless of other nearby large developments, this specific block of Drummond Street does not have any buildings anywhere near this proposed height. 2. Concern about fire safety of adjacent buildings and entire Tolmers Square estate due to lost/restricted access during construction. This archway is the only large vehicle entrance to the estate to allow for quick access for firetrucks and ambulances. 3. Noise during demolition and construction. Drummond Street is already surrounded by multiple large, long-term construction projects including HS2. Due to the ongoing COVID lockdown, many residents like myself have been forced to work from home (with no end to that in sight). The noise, vibrations and traffic from construction has already been the source of extreme psychological pain and distress because there is no escape or option to go elsewhere. Adding to this already painful situation is almost too much for anyone to bear.

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2020/4086/P	Sharon Reardon	22/10/2020 20:26:52	OBJNOT	<p>The comments below were submitted as a PDF file via email to the designated Planning Officer and the central Planning email address at 10:04am on 21 October 2020. As receipt of my email had yet to be acknowledged, I am now also submitting the text via the form on the website. The drawing referenced in the text below is available in my original email submission and can be resubmitted on request, in the event that my original email was not received.</p> <p>Objection to Planning Application 2020/4086/P for 155 Drummond Street Partial demolition of existing 4 storey building comprising two self-contained flats and erection of new 6 storey building to provide five self-contained flats with balconies to the rear and terrace and green roof at roof level, PV panels on rear elevation.</p> <p>Whilst this new application for 155 Drummond Street has gone some way towards addressing concerns raised about the previous application for this site, this application still gives rise to a some serious concerns.</p> <p>In relation to the development proposal itself:</p> <p>1. Harmful overlooking into the rear bedrooms of Flats 4, 8, 12 and 14 at 141-153 Drummond Street</p> <p>The proposed development provides for projecting balconies at the rear of the building. These balconies exceed the bounds of the freehold of 155 Drummond Street by in excess of 1.5 metres and project into the open space of Foundry Mews.</p> <p>The Design and Access Statement addresses the harmful overlooking impact to buildings to the south within the Tolmer's Square estate. However, the application has not addressed the harmful overlooking and loss of amenity to Flats 4, 8, 12 and 14 at 141-153 Drummond Street. The main bedrooms of Flats 4, 8 and 12 are at the rear and overlook Foundry Mews. All three bedrooms have floor to ceiling glass balcony doors facing Foundry Mews and extending for the full width of their balconies. These balcony doors are the only source of natural light into the bedrooms. Flat 14 also has a bedroom at the rear with its sole window facing west towards the rear of 155 Drummond Street.</p> <p>Given the depth and length of the proposed protruding balconies, from the south east corner of their balconies (see blue line in the drawing below), the occupants of 155 Drummond Street will overlook the balconies and into the rear bedrooms of Flat 4, 8 and 12 at 141-153 Drummond Street. Furthermore, the wide border with built-in planters enables residents of 155 to lean over to view even further into the bedrooms at 141-153 (see green line in the drawing below). A similar assessment is also needed to determine whether the deep balconies with planter borders will result in harmful overlooking with respect to the rear bedroom window of Flat 14.</p> <p>The open space of Foundry Mews does not fall under the ownership of the freeholder of 155 Drummond Street. It is inappropriate that the applicant be allowed to extend into this space on a scale that causes harmful overlooking and loss of amenity to existing residents whose homes have habitable rooms that already face into this open space. Indeed, given that Foundry Mews is an established open space, it also seems unreasonable for existing dwellings to be "built in" by new developments extending well beyond the bounds of their own freehold to impinge upon the open space. The design of the rear balconies cannot be approved in its current form. The depth of the protruding balconies must be reduced and the applicant must demonstrate</p>

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that there will be no harmful overlooking or loss of amenity to neighbours at 141-153 Drummond Street.

2. Impact on the character of Drummond Street

The height of the proposed development is not in keeping with the height of other Drummond Street buildings. In relation to Drummond Street, page 100 of the Euston Area Plan calls for "Maintaining and respecting prevailing building heights and scale", specifically calling for the three to four storey limit to be respected. If the Council is serious about maintaining the character and heritage of Drummond Street it must recognise that approving the development of a six storey building with roof terrace is not in keeping with its stated objectives and plan for the street. Furthermore, there is a real danger that approval of this development will establish a precedent for further high rise development in the street.

3. Lift

The Council should include a condition that the lift installed alongside the common wall with 141-153 Drummond Street must be fitted with suitable sound insulation to mitigate against any noise nuisance from the lift motors/mechanism.

In relation to the construction period:

1. Appropriate conditions should be put in place to protect against any adverse structural impact on the immediate neighbouring buildings: 141-153 and 159 Drummond Street.
2. The Council should place restrictions on the hours of construction, so as to minimise the impact upon neighbours in an area that is already experiencing a significant amount of redevelopment.
3. The application states an intent to maintain vehicular and pedestrian access to Tolmer's Square during the construction period. A condition should be attached to ensure this along with the requirement to implement suitable health and safety measures to protect those passing through the northern gateway during the construction period.

Overall, the current proposal has done much to address concerns raised about the previous submission. It is unfortunate that the issue of harmful overlooking and loss of amenity to Flats 4, 8, 12 and 14 at 141-153 Drummond Street has been missed, but this can be easily remedied by reducing the depth of the protruding balconies. In addition, it is incumbent upon the Council to protect the character of Drummond Street by ensuring that any redevelopment of 155 Drummond Street respects the three to four storey limit stipulated in the Euston Area Plan.

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2020/4086/P	David Fennelly	25/10/2020 16:57:39	OBJNOT	<p>My principal objection to this application is that by extending the build beyond the Freehold boundary (i.e. for the balconies at the rear) it will be possible for the residents of 155 Drummond Street to look directly into my bedroom. In addition, I frequently exercise on the balcony adjoining my bedroom. These are both currently private areas and are not overlooked by anyone. It is unacceptable that neighbours will be able to watch me in my bedroom and as I exercise on the balcony.</p> <p>I am concerned about the impact of the build on Drummond Street. For example, the Council refuse collectors, on numerous occasions, have been unable to collect refuse from Drummond Street. The Council have blamed this situation on the impact of the HS2 development. This proposal represents a significant build that will involve significant structural work to this building. This proposal will add to the burden on local services and lead to heightened traffic congestion in Drummond Street and the surrounding area. There is very little information in this proposal that states how this situation is going to be managed and mitigated. Until this situation is addressed this proposal should not be allowed to proceed.</p> <p>Foundry Mews represents the only vehicle access into Tolmer's Square. Due to the significant nature of this build it is envisaged that vehicle access to Tolmer's Square will frequently be restricted. Whenever this situation arises the local community should be consulted and approval gained before Foundry Mews is closed.</p> <p>Due to the current Covid related restrictions a large number of people are working from home. It is difficult to imagine a situation where individuals could hold videoconferencing calls with significant building activity going on in the background. This will prevent the ability of these individuals to continue with their gainful employment.</p> <p>The local area and community would not benefit from another development that caters for the Airbnb market. The lease or freehold should specify that short term lets are not allowed (as is the case in our building).</p>
2020/4086/P	pat khad	26/10/2020 13:04:58	OBJ	<p>We have business next building of this property and we believe the work especially 6 storey extension is not good for neighborhood especially next door (both environmental and local). The dust and noise during the demolition and construction period is another concern. It also block the sunlight, the new flats means more wastage/rubbish around the street.</p>