

**Proof of Evidence for Covent Garden Community Association
re Loss of Amenity as a result of the development, in operation and during prior works**

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My name is Garrard Knowles and I've lived in a block of flats to the rear of the proposed development on Shaftsbury Avenues for almost twenty-five years. I live here with my partner and I work for Guy's Hospital in cancer care.

In my block there are 12 units and I have spoken to and 10 of them and all bar 1 is alarmed about this development.

I objected to the original planning application after looking at the proposed plans.

I have several deep concerns:

1. The addition of the extra floors on the present building; and that these floor, which are each taller than the standard storey height, will have a significant impact on my right to light.

The sun rises over the building on Shaftsbury Avenue and as we are North-East facing we get direct sun only for 9 months of the year, and for two months this is for less than an half-an-hour a day. The addition of these floors will limit the sun that we do get to for least half, possibly more of the year. This is a photo below was taken at 9am on the 2nd of November. Our flat only had direct sunlight for 20 minutes before it was hidden by the buildings.



My partner & I are keen gardeners. Despite only an 8 inch balcony, we have made an extraordinary show, with about 35 pots. The addition of these floors will reduce our already limited option for plants, and significantly impact a hobby that brings us comfort & joy.

2. The addition of such large open bar on the roof will produce a significant amount of noise. The rear of building in question is within a triangle of high buildings all around; this amplifies any noise. Also, this height will reduce our privacy, as hotel guests will be able to look into residents' property through the one-way glass.
3. The development of this building will contribute a significant addition to traffic with delivery & collections at all hours. The addition of this extra traffic, with its noise and pollution will add further to the congestion of this single file narrow road.
4. The Phoenix Garden sits at the heart of our community and provides much needed access to communal green space and wildlife in an urban area. The proposed plans would plunge a significant part of the garden into darkness, killing off the habitat that maintains the area's precious little wildlife.

Substantial extra investment was raised by the charity, local residents and visitors, to green the roof of the new community building; to mitigate its footprint in the garden and reduce a loss of green space. This carefully constructed and established habitat would be rendered completely redundant because the reduced light would cause it to die and the new conditions would make its re-cultivation impossible.

5. Lastly and importantly, I feel this developer has run rough-shod over the community, who put in objections before. They had ample time to consult the community to allay our fears – they did not. I believe this indicated what sort of neighbours they would be. Just because we are in public housing we deserve to be heard – and listened to.

Moreover I believe they have shown arrogance to Camden Council by not changing the plans for the building, but appealing the council's initial sound decision.
