

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5633/P	andrew stone	22/12/2020 08:57:57	OBJ	<p>I would gladly support the development, but for the height - which is materially higher than the existing building, and higher than any other building in the mews, especially those opposite. It would change the character of the mews (despite the developers' attempt to claim otherwise)</p> <p>But the most important concern I have is loss of light to all the buildings opposite.</p> <p>I see that as justification for the height of the building and the loss of light, there is being cited the 2012 consent for a 6 storey building. But</p> <ol style="list-style-type: none">1. that was for a public health building, not a commercial building2. the mews is significantly more residential now, with many of those buildings now affected, not being in use, or not used for residential, in 2012 <p>I believe that the loss of light contemplated by the report submitted is materially in excess of the recommended levels, and ask the planners to give specific consideration to this.</p>

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2020/5633/P	Paul Crockford	29/12/2020 12:43:11	OBJ	<p>Dear Planning department</p> <p>I am a resident at 10 Tottenham Mews and wish to violently object to the proposed 6 storey development at 14-19 Tottenham Mews. This location has been vacant for many years having been an NHS building and has changed hands at least twice to my knowledge until it has been acquired for development by the current owners.</p> <ol style="list-style-type: none"> 1. The timing of the application has been done in order to minimise any objections having been lodged on 29th December with comments to be allowed only until January 4th at a time when most people will have been on a festive break 2. The proposed height of the building will mean a complete lack of privacy in my dwelling as any occupants of 14-19 Tottenham Mews will be able to look directly into every room in my property 3. The current building demolition, including the removal of a large amount of asbestos from the site was undertaken with NO notice or information being given to residents in the rest of The Mews. 4. This is the 4th major development in the Mews over the past five years. The disruption to our daily lives is intolerable as every successive developer restricts access to our property, block drains, leave deliveries and debris strewn over the road. Our windows are permanent covered in dust, our carpets ruined, the windows harder and harder to open due to constant noise, truck movements, building dust etc 5. We no longer have access to our property for deliveries, visiting friends or medicines and I am a kidney transplant patient who needs constant medication 6. Workers always arrive on site before 8am, often work well beyond permitted times, on Sundays, bank holidays and restrictions are flouted in a daily basis. 7. The parking of workers vehicles means it is impossible to walk down the Mews and restricts access for emergency vehicles in the event of any emergency whatsoever 8. The Mews is shut off by the developers who have informed me the Mews is shut and that they control access 9. The littering from workers and the sites has led to an increase in rodent activity in the Mews 10. Lack of vehicle access to the Mews means rubbish is no longer collected, the Mews is never cleaned 11. Any complaints to Building Control or the Environment department are never dealt with. Our of hours working goes on with impunity 12. I have to work from the property and the level of disturbance from the site makes it virtually impossible to do so <p>I could and will go on and on but the proposed height of this development makes no sense as the Mews is now full of residential properties who will be blighted by the works and the massive reduction in light, huge</p>

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increase in traffic and footfall, further disruption to our lives and with no consultation at all.

I would like it put on record that I object to this development and would appreciate a response to let me know who I can speak to in order to get my voice heard. Kind regards Paul Crockford

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2020/5633/P	Chrysanthos Pantazis	23/12/2020 15:41:13	OBJ	Dear Sir

I am writing to you with regards to the application for a six story building at 14-19 Tottenham Mews.

As the owner of Flat3, 11-12 Tottenham Mews, W1T 4 AG, I object to the proposal as the height of the building would result in loss of light and outlook to the apartments opposite. The flat benefits from three west facing windows which serve the living room. The proposed development significantly breaches the BRE 25 degree rule therefore would adversely impact on outlook from the facing windows from my flat, which serve a habitable room. The proposal would also breach the BRE 45 degree vertical test which would adversely impact on daylight/sunlight in particular as the flat relies on these windows for natural daylight/sunlight.

Additionally, the height of the building would be significantly higher than the adjacent building at the end of the Mews, as well as the buildings opposite (including 11-12 Tottenham Mews).

Moreover, as a pathway will be opened to lead to Bedford Passage/Charlotte Street the Mews will lose its traditional character and become a lot busier. This will be further compounded by the workshops on the ground floor. I would therefore request that the passage leading to Bedford/Charlotte is made wide enough and the distance between the proposed building and 11-12 Tottenham Mews is increased further, to accommodate the increased foot and cycle traffic and related noise. Additionally, increasing the distance between the proposed building and 11-12 Tottenham Mews can help to reduce the loss of light and improve overall privacy.

Given the 'working from home conditions' that can extend or apply to young professionals and students, a number of factors need to be addressed. For example, the building hours, project timelines and scope of the development. The noise levels generated during construction and the projected timeline of 2022 to 2025, will adversely impact the living conditions and quality of life; rendering it untenable for a very long period. Residents in the areas have cited the noise and dust pollution from the surrounding developments (Arthur Stanley/Bedford Passage) as unacceptable (and Arthur Stanley development had to apologize in at least one instance. For a resident in the Mews, it would mean non-stop development noise and dust pollution for over 5 years (from the launch of the Arthur Stanley project), if not longer. Reducing the height of the building would also lead to a shorter building period.

Finally, I understand that the developer is looking to build sufficient residential units to allow for a commercial development in the Network Building, where they are also looking to convert residential units to commercial. This should not be an excuse to build a six storey building that should lead to loss of light, extended construction period with resulting noise and dust pollution that would make my flat (and neighbouring residential units) untenable for a very long period of time.

Best regards
Chrysanthos Pantazis

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2020/5633/P	andrew howard stone	10/12/2020 14:44:42	OBJ	The application is for a six storey building (plus basement) which replaces a three storey building. This is significantly higher than any other building forming part of the Mews. Inevitably it will cause concerns of loss of light to the buildings opposite and those at the end. It will ruin the "look and feel" of the Mews (even taking into account the poor quality of the derelict buildings that it will replace. It will be a significant overbuild for the site, and therefore, the number of occupants of the building will flood the Mews. It may be that the application for 6 floors is a cynical feint with a view to negotiations on a lower building. I believe that the maximum height permitted should be no greater than the two small office buildings at the end, or the run of buildings opposite.
