

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5593/P	Laura Jackson	03/01/2021 17:43:01	COMMNT	<p>I object to this application as a local resident. I am disappointed not to have been notified of this proposal via letter. It was only just brought to my attention by a friend.</p> <p>The proposal massively overdevelops the site and will destroy the tranquillity of the conservation area with little benefit for the existing community. To propose two high-rise towers in this low-rise neighbourhood is outrageous. Whilst I see that no resident's car parking will be allowed, the sheer density of inhabitation will increase traffic and pollution in an area where these things are already very high. The wellbeing and health of people living here will be harmed by such overdevelopment.</p> <p>These unnecessarily tall towers will also cast big shadows over peoples homes, their gardens and the children's playground on Wicklow Street. How can this be allowed to happen?</p> <p>Laura Jackson</p>

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Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5593/P	Alex Bank	03/01/2021 17:29:54	COMMNT	<p>I write in objection to the proposals for the redevelopment of the former Royal National Throat Nose and Ear Hospital (RNTNE) on Gray's Inn Road in my capacity as a local resident, a former architecture design tutor and fellow at the Faculty of Art, Architecture and Design at London Metropolitan University and as the director of an architecture practice.</p> <p>I was not notified of the submission of this application (no letter drops for instance) and chanced across the application on-line whilst checking for another permission in the local area on the Camden Council website. I have subsequently checked along Wicklow St, the street I live on, for notices and have found a solitary one tied to a lamppost. I'm unsure if this is normal practice, but I would have expected an application for such a significant redevelopment to be more widely advertised. Having now looked over approximately 1000 or so pages of supporting documents accompanying the application I object to the proposals for a number of reasons detailed below (many of which have already been raised during the public consultations to no avail):</p> <ul style="list-style-type: none"> <li>- The massing (height) of the two high-rise buildings (the hotel tower behind 330 Gray's Inn Rd and the residential tower on Wicklow Street) is inappropriate, dwarfing the surrounding buildings of merit and harming the townscape. The residential tower on Wicklow Street is over 56m tall. Suffice to say, these high-rise buildings sit awkwardly and uncomfortably in the surrounding context. Locating two high-rise buildings within the interior of a city block of relatively low height buildings results in clumsy jumps in scale between existing and proposed buildings. These buildings will be overbearing on those who live on the cross streets that straddle Gray's Inn Rd and Kings Cross Rd. In my opinion the bulk of these proposed high-rise buildings makes a negative contribution to the character of the Kings Cross and St Pancras Conservation Area (4) and Derby Lodge, a grade II listed building.</li> <li>- The high-rise residential tower on Wicklow Street harms the amenity of neighbouring properties. The Sunlight / Daylight study demonstrates that the massing causes noticeable reductions in daylight to many windows, some of which are reduced below the 15% VSC target. The towers will also cast long shadows across much of Wicklow Street throughout the afternoon / evenings and other open public spaces such as the playgrounds / sports courts located to the east of the development that are used by children from the area.</li> <li>- The proposals involve the demolition of the former Nurses' building on Wicklow Street that is described as making a 'positive contribution' to the conservation area in the Kings Cross and St Pancras Conservation Area (4) document. At no point has it been demonstrated to the public that efforts have been made to re-purpose this building for a new use. The economic argument for the demolition of this building is clear. I find the justification for its removal based on sustainability principles to be highly debatable.</li> <li>- Separating the affordable housing from the housing that will be sold on the private market into different buildings is unimaginative. Could the two types of housing not be integrated together in a more positive and less cynical way for the benefit of those living there?</li> <li>- The pocket of new 'public realm' including the route connecting Wicklow Street and Swinton Street is welcomed. This is not however public realm in the truest sense of the word, but privately owned space made publicly accessible. The terms used during the consultations with the public failed to make this clear and were misleading to those who might not understand the politics of such a distinction. Legal definitions and semantics aside, is there not a better solution than gating these areas at night so that they can remain in use</li> </ul>

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24 hours a day?

I hope you consider these objections when making your decisions.

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