


21 May 2021

Planning Department
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE



By Post and Email

Dear Sirs

Planning Permission 2019/4201/P – New Development at Pratt Street/St Pancras Way

I am the owner of Flat 6 Star Wharf 40 St Pancras Way NW1 0QX which is directly opposite this development.

I note that it appears work is now commencing and although almost all of the plans on your portal appear to be marked superseded, I am primarily concerned with the Daylight and Sunlight Report.

At present Flat 6, which is on the ground floor, enjoys views of a large expanse of sky and good sunlight. The current buildings opposite are low rise and set back from the road beyond a grass verge. The closeness and height of the new buildings will block the entire view of the sky and a considerable amount of light.

However, I note that the Daylight and Sunlight Report considers the impact on the ground floor flat to be acceptable because the LKD (living, kitchen, dining) windows are behind a tall fence (pages 12 and 14 of the Assessment). This is completely wrong. The front of Star Wharf is enclosed for security purposes behind a low brick wall and railings. I have no idea where the image in the Report (see page 13) came from but it is totally incorrect and therefore the assessment of the impact on light will be wrong.

I attach photographs of the interior of the flat which shows the railings outside the window and they have no impact whatsoever on the light.

I would ask that the impact of the new buildings on the light to my flat is urgently reassessed to ensure that it does in fact fall within legal limits.

I look forward to hearing from you.

Yours sincerely

Dawn Hall