

Reference: Space House, 1 Kemble Street and 43-59 Kingsway, London WC2B 6TE

I am writing this letter with regards to the Planning Application No 2021/1058/P

New application (Mar 10 2021) - Variation or Removal of Condition(s)

I am writing this letter with regards to the Planning Application referenced above. I see that the applicant has made some alterations after concerns were raised regarding some of the planters and new benches. I am very pleased regarding some of the alterations, particularly the removal of the seating edges on the Southwest planters, and also the removal of the vent/bench to the north of the tower. However, I would like to propose that the following changes to the designs be considered as well.

Could the raised planter to the West of the Tower also have the seating edge removed? In addition, if the benches at the entrance of Kemble Street and those on the Kemble Street side of the Kingsway are approved, could they be made mobile and be taken out of use after 9pm? As mentioned before, these mobile street furniture items work well when put away in the evening (as seen in the Covent Garden area) to reduce noise and disturbances, and would discourage more anti-social behavior and drug dealing in our neighbourhood. It is vital that the benches are removed at night, as I am concerned that, due to the close proximity of these proposed benches to our residences, there is a strong possibility of people having the opportunity to 'look into' residents' homes at night. Recently, we have been experiencing an increase in loitering on Wild Street. This has affected Peabody residents and therefore, we do not want to encourage more of this behaviour with opportunities such as seating areas and benches.

It is disappointing to see additional raised planters in the applicant's alterations between the two buildings, which again are in the eyeshot of residents' homes. We would ask for the same modifications to these new planters, i.e. mobile planters with no seating edge, and ensure they are put out of use between the hours of 9pm-8am. Should the new planters be granted, and the two nearest Kemble Street to the southeast of the tower be repositioned to the northeast of the tower, this would eliminate them being in eyeshot of residents' homes.

Thank you very much for your consideration of our concerns. I/we are pleased the applicant is willing to work with the neighbourhood to ensure the safety and well-being of our community, and look forward to continued dialogue.