

177 Kings Cross Road,
London,
WC1X 9BZ

Dear Ms Smith,

Re: Formal Objection relating to the refurbishment and extension of 14-16 Leeke Street and 1- 6 Field Street, WC1X 9HJ (Application Number: 2021/3603/P).

I am writing in objection to the proposed extensions and outlined in the planning application registered for Field and Leeke Street. I live in the Grade II listed Georgian house at 177 Kings Cross Road. I am objecting to these proposed building plans for multiple reasons:

- **Severe intrusion of privacy in multiple habitable spaces**

- The proposed plans show an overbearing increase in the size and height of the building and the addition of multiple balconies, which will overlook my roof terrace and allow residents to look directly into my bedroom. The building plans will extend the size, height and scale of the building directly at the back of my roof terrace. The roof terrace is the only outdoor space that I have access to in the house and I go there frequently in order to sit outside peacefully during work breaks in the day and in the evening. Further, my bedroom is the only other private space that I have in the house and it only has one window which will be directly facing the proposed residential flats and balconies - the planned extension will therefore pose a huge intrusion into my privacy.

I am objecting to the extension plans and associated balconies given the severe reduction of privacy that they will cause at all hours of the day to the property that I live in. I will no longer be able to enjoy the roof terrace as an outdoor space or have privacy in my bedroom given the consistent ability of the residents of the proposed building to overlook me at all hours of the day.

- **Reduction of daylight and sunlight**

- As mentioned, my bedroom has only one window. Due to the overbearing nature, height and design of the proposed extension, the currently pleasant outlook from my bedroom will be negatively affected and I will now be directly facing the extension and have a reduced outlook to the sky. This will no longer make my bedroom an enjoyable place to be and consequently, severely impact my wellbeing.
- The main and only living space in our house is a basement room which is supplied by two small skylights. It is in this room that my housemates and I congregate throughout the day and from where we work from home. My role is remote and the office desk that I have set up is directly underneath the far end of the roof terrace (directly next to the proposed building plans). It is essential for my job that I have a good source of daylight and a quiet space to work, not only for my well-being, but because I am required to read technical graphs throughout the day and attend multiple meetings. I believe the proposed plans will breach the 25 degree rule of

sunlight and daylight and cause consistent overshadowing of our roof terrace and as a result, severely reduce the amount of daylight and sunlight that can enter the main living space. Consequently, this room will not be enjoyable to be in and I will no longer be able to complete my work to a good standard.

- **Negative Impacts on local conservation area**

- The house I live in is a grade II listed Georgian house in a protected conservation area within a rich historical setting. Not only will these plans harm my access to privacy, outlook on the sky, sunlight and enjoyment of the house's facilities but more widely, the overbearing size and design of this building will damage the setting of these listed buildings and harm the character of this historic environment.

Based on these reasons and the severely negative impact these developments will have on current residents and the wider local area, I urge the council to reject the proposal including the extensions and addition of balconies.

Thank you for taking the time to read this objection,

Yours sincerely,

Lucinda Ritchie