

175 Kings Cross Road,  
London,  
WC1X 9BZ

15.09.2021

Planning Application Number: 2021/3603/P

Dear Kristina Smith,

I am writing to object to the planning application that is proposed for **14-16 Leeke Street and 1-6 Field Street, WC1X 9HJ**.

We are residents of the property at 175 Kings Cross Road (a grade II listed building) and believe that the proposed building plans will significantly decrease the privacy at our property, as well as negatively impacting the historical setting of the local conservation area.

The overbearing scale, size and height of the planned extension of the current building, in addition to the creation of multiple balconies will remove the ability for us to sit privately on our roof terrace. These roof terraces provide the only outside space at our property and are hugely important to us. These proposed building extensions and balconies will mean that we are consistently being overlooked by neighbours and they will no longer make the roof terrace an enjoyable place to be.

Further, the scale and size of the building is not in keeping with the character of the local area and the grade II listed buildings. Not only will this property development increase noise, traffic and light pollution but further, the design and size of the new building will negatively impact the setting of the listed buildings.

Based on these objections, we urge the council to reject the proposals for the planned extensions and balconies and encourage the applicant to resubmit the plans without these additions.

Thank you for taking the time to read our objections,

Yours sincerely,

Kanerva Lehtonen  
Jan Wjarnhelm  
Calin Barbu  
Henri Vartiainen  
Mason Silveira  
Juuso Kokki