

Kristina Smith
LB Camden
5 Pancras Square
King's Cross
London
N1C 4AG

179 Kings Cross Rd
WC1X 9BZ

13/09/2021

Re. 2021/3603/P

**Formal Objection to the Refurbishment and Extension of 14-16 Leeke Street and
1-6 Field Street, WC1X 9H**

I own the Grade 2 listed 179 King's Cross Road which is my family home.

I strongly object to the planned extension as it will have a very negative on my family and other residents in the neighbouring Grade 2 listed Georgian terraces.

- The taller building would cause loss of light and overshadowing of our rooms and gardens. Our garden decking area would be adjoined by a new high wall. Our quiet garden would be overlooked, overshadowed and so unpleasant that it will be unusable. The loss of use our gardens will have a very negative impact on our mental wellbeing.
- The use of the planned balconies that overlook our little gardens will cause lack of privacy and inevitable noise. The balconies will sit above our gardens and will overlook our bedrooms and bathroom. We have seating areas in our Field Place gardens which are used in a considerate way by our neighbours. I have great concern that being overlooked by balconies from another higher building in such proximity will put a stop to our privacy and the enjoyment of our gardens. Our bedroom will be overlooked by these balconies.
- Our visual amenity will be impacted due to the scale of the building. We will have altered views from our garden and balcony. The scale of the building is not in keeping with our smaller terraced houses. Our cityscape views will be altered and less charming.
- There will be noise and disturbance resulting from use of the balconies which overlook the rear of our houses and our gardens. Any noise from music, parties or even just talking will be amplified by bouncing off the rear walls. This will have a

negative effect on our sleep, ability to work from home and wellbeing.

- The new extensions and balconies will loom over our Georgian terraces. The size of the building is taller than any of its neighbours and has a negative effect on our listed building and conservation area.

We urge the council to reject the proposal for these reasons and invite the applicant to resubmit the application without the extensions and new balconies.

Yours sincerely,

A black rectangular box redacting the signature of Tom Gibbons.A black rectangular box redacting the signature of Dr Francesca Fanari.

Tom Gibbons and Dr Francesca Fanari

m. 

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Dear Kristina,

I wish to object strongly to the planned extension and balconies.

I have concerns about the layout of the building and the impact the extensions and balconies will have on my family home. The noise created by people on the proposed balconies will be very disruptive to my family.

The 2 planned balconies for flats 23 and 34 will be overlooking and very close (around 4 metres) to our roof terrace garden which we currently enjoy as a family.

The scale of the planned building seems incongruent with our terrace houses and will feel overbearing in this conservation area. We will suffer reduced light and overlooking from the planned extensions.

I am concerned about road access and the inevitable increased traffic on Field Street.

I urge the council to reject the proposal for the above reasons and invite the applicant to resubmit the application without the extensions and new balconies.

Yours sincerely

P.P.



TOM GIBBONS

ON BEHALF AND WITH PERMISSION OF

Choskchai Wongkaew

181 Kings Cross Road