

Isobel Thompson,
24 Aberavon Road,
London,
E3 5AR

Dear Kristina,

Re: Objection to the planning application of 14-16 Leeke Street and 1 - 6 Field Street, WC1X 9HJ

I am writing to formally object to the extensions and works proposed in the planning application on Field and Leeke Street (Application Number: 2021/3603/P).

I currently co-own the Grade II listed Georgian house at 177 Kings Cross Road.

Below, I have outlined my objections and their associated reasoning.

1/ Lack of privacy

The balconies of the proposed property will overlook two bedrooms in my house, as well as our secluded roof terrace. This appears to be in opposition to planning guidance issued by Camden Council which advises that “balconies and roof terraces should therefore be carefully sited and designed to reduce potential overlooking of habitable rooms or gardens of neighbouring residential buildings.”

This lack of privacy would be of significant detriment to my tenants, who would not have privacy in the space of their bedrooms or in their leisure time, which they largely spend on the terrace.

I believe this invasion of the privacy of our house, and the others along our terrace, means that the inclusion of the rear balconies should be removed from the planning application.

2/ Impact on light and views

The proposed plans would substantially curb our access to light. Currently, my tenants work, eat and congregate in a living room basement space, which is lit by two skylights.

The development will block light coming in through these skylights, and thus prevent my tenants from being able to live and work in the main room in the house.

The development will also likely block light entering into the bedrooms at the back of the house.

I would welcome the appointment of an independent survey to assess the impact that the proposed plans would have on our right to light.

3/ Detriment to local area

The size and character of the proposed plans will negatively impact the character of our house and its neighbouring properties which are Grade II listed and date from 1779.

These properties significantly contribute to the character and heritage of the area - and of London as a whole - and should thus be protected.

The proposal ignores the UDP policy KC11 that shows the Council will grant permission for proposals that: "preserve listed buildings or structures and their setting" and "preserve or enhance buildings, structures and other features of character and historic interest, and their setting, within the conservation areas".

Conclusion

Please take my objections into serious consideration when deciding whether this application is accepted.

I believe the proposal will very negatively impact the ability of my tenants to work, socialize and conduct their private lives; clearly, this will impact their mental health.

Whilst regeneration and redevelopment is necessary in any urban area, it should not be done at the cost of its existing inhabitants, and its history and heritage. To have preserved these Listed houses for so long only to grant permission to these proposals would, in my mind, be a grave error that sets a poor precedent.

I would be happy to meet with yourselves or the team behind the proposals to further discuss.

Thank you,
Isobel Thompson