

177 Kings Cross Road,
London,
WC1X 9BZ

16.09.2021

Subject: 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).

Dear Kristina Smith,

I am writing in objection to the proposed extension and addition of balconies of 14-16 Leeke Street and 1-6 Field Street. I live at 177 Kings Cross Road, a grade II listed house, and I object to these plans based on the severe overshadowing and loss of privacy they will cause, the negative impact on the outlook from external amenities, the reduction of daylight and sunlight in habitable spaces within the house and also the negative impact it will have on the historical setting of the local area. I believe these proposed developments will negatively impact the wellbeing and living standards of myself, my neighbours and the surrounding area.

Lack of privacy and impact on external outlook impacting multiple bedrooms and roof terrace

The proposed extension to the building is very large and proposes balconies which will consistently overlook and overshadow our small, private roof terrace, which is the only outdoor space in our property. The proposed extension will mean that our roof terrace is no longer a private space where we are able to peacefully relax alone - residents of the new property will be able to directly overlook the terrace at all hours of the day. The significant increase in the height of the building will result in reduced sunlight and daylight which will further make it an unenjoyable place to be. Additionally, the proposed buildings will cause an intrusion of privacy of two bedrooms in the house which have windows which would directly face the extension - therefore, residents of the new building will be able to see directly into our bedrooms at all hours of the day.

Further, the external outlook from the roof terrace and multiple bedrooms in the house will be significantly impacted due to the overbearing extension that will be directly at the end of our terrace.

Lack of light in multiple habitable living spaces

The proposed extension is multiple floors tall and therefore, increases the height of the current building significantly. Our main and only living space is a basement and has two small skylights on the roof terrace which provide the only source of light to this room. It is within this room that we congregate socially and work during the day. The skylight under which we have set up a working-from-home office space is situated at the far-end of the living room - this is the end which is closest to the new development. Although a light assessment has not yet been carried out on our property, I am concerned that the current daylight and sunlight levels will be reduced significantly and this will mean that we are no longer able to work from here (this is problematic for the multiple members of the house

who work remotely) or enjoyably congregate in this room. The impact that these plans will have on daylight and light in this living space will therefore make our main living space a very unenjoyable place to be.

Negative impact on the current historical conservation area

The house that I currently live in is a grade II listed Georgian house in a conservation area with a rich historical background. The proposed plans are very overbearing and the design and size will negatively impact the setting of the listed buildings. The proposed plans are significantly larger than other buildings in the surrounding area and will detriment the outlook from both the bedrooms and roof terraces of all of these historical houses. I urge you to reject these extension plans on the basis that they will damage the historical setting and character of the local area.

Thank you for taking the time to read my letter,

I urge the council to seriously consider these concerns and reject the proposals for the planned extensions and balconies,

Annalisa Gardner