

In the image above, drawing BB (page 8) of the Proposed Plan Set document shows how this development will impact my property at 177 Kings Cross Road. Currently, the only light into the main living space in our house (the only space where we can work from home, eat and congregate) is supplied by two small sky-lights which are on the roof terrace (it is a basement room). The proposed development will cause the skylight under which we work to have severely reduced sunlight and daylight levels. This is because

the room is situated to the north west of the new development's first floor, and not to the west as shown in the plans. This will significantly reduce the habitability of our living room and we would no longer be able to work from here. This is a huge concern given that our jobs are remote and we have no other space in the house to work in. This will severely affect the wellbeing of my housemates and I.

Further, the roof terrace, which is our only outside space, would be overshadowed during large parts of the day and lack light due to the increase in size, scale and height of the extensions. We frequently use the roof terrace as an opportunity to sit privately and get some sunlight due to the fact that we work in a room underground for the duration of the day - the new planning developments will no longer allow for this and the terrace will be more frequently in the shade. Therefore, its utility and value to us would be severely impacted.

Additionally, multiple bedrooms face the new development. For these bedrooms, the only source of light and view of the sky is from windows on this side of the house. The new developments will significantly decrease privacy and detriment the outlook from these bedrooms.

Currently, no light assessment has been carried out for my property at 177 Kings Cross Road. I am certain that if this assessment was completed and if the drawings were accurate, it would be clear that the 25 degree rule of thumb for daylight and sunlight would be broken and that subsequently, our right to light in multiple habitable rooms, and on our roof terrace, would be significantly breached.

2. Lack of privacy

As mentioned, the new building will have balconies which look directly into 2 bedrooms within my property and also directly overlook our small, private roof terrace. Camden Planning Guidance (Amenity, 2.11) states 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" - I believe these proposed plans to breach this guidance.

These proposed developments would cause a consistent invasion of my privacy and mean that occupants of the new development could see directly [REDACTED] and roof terrace of my tenants and I at all hours of the day. This would therefore mean we have no secure and private spaces to be alone in the house.

This intrusion of privacy in both our bedrooms and our roof terrace, removes the right we have to peaceful enjoyment of our possessions, including our home and other land (Human Rights Act in particular Protocol 1, Article 1).

Due to this intrusion of privacy, we believe the inclusion of rear balconies should be reconsidered in the planning application.

3. Detrimental Impact on Local Amenities

The proposed extension is overbearing and the size, scale and design will damage the setting, character, privacy and architecture of the Grade II listed buildings on Kings Cross Road. The outlook from my house will be damaged due to the overbearing size of the property and these developments will be "detrimental to the enjoyment of their properties by adjoining residential occupiers" (Camden Planning Guidance, 2.14). As noted in the [Camden Council Conservation Area Statement](#), "alterations and extensions can have a detrimental impact either cumulatively or individually on the character and appearance of the area.". These proposed plans will increase traffic, noise (both during and after construction) and air pollution to the area, thus causing the area to be increasingly unsafe and unenjoyable for current residents.

I am objecting to the scale, architecture and overbearing nature of the proposed extensions and associated works due to the harmful impact that this will have on the character and appearance of this historical conservation area.

4. Impact on mental health

As outlined, the proposed building extension will decrease the access of light and availability of privacy in multiple habitable areas of my property. Further, the balconies overlooking our property will increase the level of noise. Additionally, if any construction were to occur, the length of construction and consequent noise pollution and reported air dust pollution would be disruptive for us given that we live and work directly next to the area of development. We have no other spaces in the house where we could conduct meetings. These factors will significantly reduce our ability to work from home effectively, have safe, enjoyable and private indoor and outdoor spaces at our property and cause potential disruption to our sleeping patterns and wellbeing.

These factors will have a significant impact on the mental health of my tenants and I. Due to this, I strongly object to the increase in size, scale and addition of balconies within this planning application.

I would be very grateful if my objections could be taken strongly into consideration when determining the decision of this application. I would also welcome the chance to meet a member of the planning department at my house to demonstrate the severe difficulties that this development will cause to my property, privacy and consequently, wellbeing.

Thank you for taking the time to read my objection,

Yours sincerely,

Lara Thompson