

Subject:

Formal Objection Planning Application 2021/3580/P

To members of the Planning Committee;

I am a resident of Richbell and although in the main I applaud the regeneration proposals of Tybalds Estate I wish to object to the element of Application 2021/3580/P relating to Block D, adjoining Richbell, to be built on the car park area.

My reasons for objection and for the Committee to consider are:

1. **Loss of light to kitchens:-** The kitchens which are on the side elevation of Richbell are quite large and more like kitchen diners. In the Council's commissioned Daylight and Sunlight Report the loss of light falls below what is acceptable for a habitable room, but for a reason unexplained the Council does not consider a kitchen to be a habitable room, whereas in this case I must state they certainly are, supplementing the use of the living room where people spend time, not just for the preparation of food. For this reason I consider the proximity to and depth of Block D to the side elevation is unacceptable and should be redesigned to reduce the impact of loss of light.
2. **Bulk of Block D and street:-** To maximise the number and size of flats Block D is built right up to the pavement edge. Both Richbell and the adjoining MediaCom building are set back. I consider abutting the pavement creates an unacceptable bulk to Block D which is out of keeping with, and harmony of, the street scene. Furthermore it is taller than Richbell which makes it even more obtrusive. Although Boswell House to the other side of Richbell almost touches the road it is lower, built before Richbell and should not be considered a precedent.
3. **Bulk of Block D and overshadowing plus loss of privacy / amenity:-** the building of Block D to back of pavement takes away light from all the front elevation of Richbell, and to an unacceptable level with regard flats closer to Block D, this is because it protrudes in front of them blocking sunlight. Also these closer flats will have to look upon the flank wall of Block D, as opposed to a view of the street scene and sky, and the corner balconies of Block D overlook them resulting in a loss of privacy to bedrooms, living rooms and balconies.

Whilst the principle of creating flats on the car park is a good one, I trust the Committee will bear in mind my objections and request a redesign of Block D reducing the bulk and setting the block back thus mitigating loss of light, privacy and amenity.

Respectfully yours

Bill Miller

26 Richbell
Boswell Street
London
WC1N 3PZ