

Subject:

Tybalds regeneration programme 2021/ 3580/P - comments and objections

Dear Planning Committee,

I live at 14D New North Street, WC1N 3PJ, and my apartment is in the middle of the proposed development.

I would like to raise the following objections to the plans;

- Block B: The height and closeness to my building will **block light and create overlooking**. This will include directly into my living room, bathroom and bedroom which look down into the current Tybald estate playground. The Block is directly outside my windows and very close to our perimeter.

- The **main refuse site** for the whole estate is planned to be against the wall of our apartments and within 1 meters of the basement garden and directly below my windows. This needs to be relocated away from our apartments as;

- it will create **smell, odours and noise** (as it used in night as well as day) including odours into our apartments and the garden and will attract foxes and rats. It is entirely unhygienic and a **breach of basic health and safety**.

- it will use the wall of our apartments which is the **private property of the freeholder** and is an infringement on our property rights.

- it will **block access for maintenance** of our roofs and roof windows which is currently accessed over this wall

- There is a drop of about 8 meters on the opposite side of the wall and it is **dangerous** given the current site is often used by children who play scrambled on it etc.

- We also note there has been **no consultation whatsoever** with the residents of our block, the leaseholders or the freeholders about locating the refuse site against our private wall and in such close proximity to our living areas.

- We are currently not entitled to use the parking places on the estate and the plan will have only 4 residents parking places for all of New North Street, Springwater and Bedford Court. I suggest that the **parking places in the estate are made available for use by all CAD residents** to alleviate this problem.

- The **community hall** will also be outside/below our flat. Again I am concerned about noise. I suggest hours of use are restricted.

Regards
Judith Tyson