

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/4716/P	Gary Baverstock	10/11/2021 14:15:32	OBJ	<p>Objection to planning of flats 18-20 St. Pancras Way</p> <p>I am strongly objecting to this planning application for a number of reasons, most of which are factors that affect the quality of the lives of the residents close to this proposed development.</p> <p>I am a resident from across the canal in Rossendale way, Elm Village and our house and the houses of 67, 69 and 73 all have back gardens that face this potential development, plus two other houses in Ploughmans Close that actually face the development.</p> <p>Over the past 3-4 years another 3 storey block of single flats was built on this very small plot, the construction noise of which was unbearable for most of the time (see below). This culminated in some incredibly heavy drilling noise in the spring / summer of 2020 for over a month, during lockdown that we could actually feel in our house (i.e. it was vibrating) - some of the vibrations actually knocked things off shelves it was that bad. We couldn't even be in the back garden or have any rear windows and doors open during these times, which I think is unacceptable. Do you think this is acceptable?</p> <p>Due to the fact this noise was making our lives miserable my neighbours and I actually complained to the council and direct to the architect, developers and constructors, especially on one Bank Holiday Monday when heavy duty construction noise (with a large drilling machine) took place on a day when it shouldn't have taken place, i.e. No loud construction noise weekdays before 8am and after 6pm, not after 1pm on Saturdays and none on Sunday's or Bank Holiday's. None of the complaints actually did anything though.</p> <p>The body of water (the Regents canal) that is between the back of Elm Village and St. Pancras Way hugely amplifies any noise and any construction noise is made all the more worse. As this plot is extremely close to our property, we can only envisage that we will have to endure another 3-4 years of unbearable noise, coupled with the fact that this will be another development that will overlook our properties.</p> <p>Our gardens and the rear of our houses over the past 10-15 years have become more and more enclosed with a series of 5-6 storey flats that have been built along this stretch of Regents canal that all face and look down on us that only help to amplify any noise from the canal and any works that are undertaken nearby. This has reduced our privacy and quality of life, plus the natural light has seriously diminished over the years.</p> <p>We, from no.s 67, 69, 71 &amp; 73 mostly work from home, some due to the pandemic, some due to the very nature of our work and we are having to deal with a huge increase in noise from the area that is making our working lives very difficult indeed, especially when attending meetings and trying to concentrate, which is making life unnecessarily stressful.</p> <p>There are three major construction sites that are taking place right now and for the foreseeable future, namely the new Agar Grove Estate, 6 St Pancras Way (Ugly Brown building development) and Royal College street/Georgiana street and a new one on the way in Georgiana Street/Regents canal + others in planning that are all making a huge amount of noise that is affecting our quality of life and is making working from home incredibly difficult. Now there is this planned construction site that will be directly opposite to us that will only make this worse.</p> <p>We feel that developers do not care about the residents of the area, but only of the sell on value once these</p>

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developments are built, regardless of what they may include in their plans and sketches. We feel let down and frustrated that too many developments are given permission with scant regard to the surrounding area and its residents.

I don't understand why developments such as this one at 18-20 St. Pancras Way - ones that are crammed in to small space, that will overlook other properties, affecting the residents quality of life - are given permission? Does the area need another flat to be built there? Does every inch of the canal have to have 3-7 storey flats built on its borders that only increases the noise, reduces the quality of light and the canal experience for locals and visitors. If you look at the map of Elm village and the proposed and current developments you will see what I mean when I say we feel like we are being surrounded by construction.

Surely the quality of life of residents that have lived in the area for many years has to be a priority and have to be taken into consideration?

I sincerely hope this development does not take place.

I'm honestly not sure however, whether this objection will be heard or will actually achieve anything, such is our confidence.

I look forward to hearing from you.

Yours sincerely Gary Baverstock and Matia Petrou (71 Rossendale Way NW10XA)