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e. [REDACTED]

Laura Dorbeck
Planning Department
London Borough of Camden

24 February 2022 (revised from 13 February)

Dear Laura Dorbeck

Re: 18 Stukeley Street WC2- planning Reference 2021/5761/P

I wish to object to this application.

The proposed extension and its elevational design will seriously damage the amenity of the adjacent residential accommodation that is located on the West side of Smarts Place only 6 meters distant. This does not comply with Planning Policy A1 (e) visual privacy and outlook, and Camden's supplementary Planning Document Amenity paragraphs 2.4 onwards. The proposed accommodation at fifth and six floor will look straight into the existing accommodation and habitable rooms on the West side of Smarts Place. The proposed extension at both levels is marginally set back from the existing building line of 18 Stukeley Street the effect will be to overwhelm the existing accommodation on the other side of the road. The proposal clearly is contrary to the CPG policies and demonstrably will substantially damage the daylight and sunlight penetration and outlook from the existing accommodation opposite.

The overlooking and overbearing nature of the development is made even worse with the proposal to have a roof terrace occupying the full footprint of the site. Clearly to comply with Camden's Planning Guidance there is a requirement to provide open amenity space for the proposed new accommodation but what is proposed is totally contrary to policy due to the inevitable additional damage to the amenity of adjacent existing accommodation.

The current roof extension is a light weight structure well set back from the street facades and has a low ceiling height. What is proposed is a very heavy two floor construction whose fenestration smashes the existing top floor of the existing building resulting in the adverse affects mentioned above but also a very clumsy and crude street elevation, that detracts from the visual appearance of the existing building and detracts from the appearance of the conservation area.

The proposed development is simply trying to put too much onto an existing building should not be approved.

Please advise me when the matter will be considered by Committee, or members Panel and when the officers planning report will be available to view.

Yours faithfully

Jim Monahan