

Subject:

Formal objection to revised drawings 2021/3603/P

Formal objection to extensions and associated works.
2021/3603/P
14-16 Leeke Street and 1-6 Field Street, WC1X 9HJ

Dear Jaspreet,

We would like to comment on the revised drawings.

We uphold our objection to the proposal as the third-floor extension and associated plant would cause the building to have unacceptable bulk that would upset the *'characteristic fine urban grain with broad consistency of building heights and material'*. The existing building is already unusually large compared to the surrounding area. This is somewhat reduced by the existing building 'stepping down' from four storeys on Leeke Street to three on Field Street. Filling in this 'step' would cause the building to have an intolerable level of bulk that would be noticeable from a number of adjacent streets, compromising a significant portion of sub-area four of the Kings Cross CA.

The proposed third-floor balcony and two new windows will lead to a loss of amenity to the four grade II listed buildings 173-179 King's Cross Road. The proposal does not take notice of UDP policy KC11 that indicates that the Council will grant permission for proposals that: "preserve listed buildings or structures and their setting" and "preserve or enhance buildings, structures and other features of character and historic interest, and their setting, within the conservation areas". The increase in scale, balconies, and new windows will clearly negatively affect the listed buildings. The effects of overlooking could be mitigated by installing permanent frosted glass in the two new windows and installing a permanent visual shield on the east side on the proposed flat 34 terrace.

We will not withdraw our objection until our concerns have been adequately addressed by the applicant.

Best wishes,

Sam Reed,
On behalf of the King's Cross CAAC.



KING'S CROSS
CONSERVATION AREA
Advisory Committee