
From: Lara Thompson [REDACTED]
Sent: 26 March 2022 11:53
To: Jaspreet Chana
Cc: Planning Planning
Subject: 2021/3603/P

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Dear Jaspreet,

I am writing to object to the revised plans proposed on Leeke and Field Street (2021/3603/P).

I appreciate you taking the time to visit our properties and hear our concerns and hope that you now understand the negative impact that the proposed works would have on my Grade 2 listed property [REDACTED], the property of my neighbours and also the local conservation area.

I have already raised my objections in a previous letter and I continue to object to the works based on the following grounds:

- Impact on conservation area
 - Our property is located within a conservation area and the proposed works would cause damage to this area for multiple ways. The overbearing size of the development would cause harm to the character, appearance and history of the Kings Cross Conservation Area and it would damage the setting of the surrounding Grade 2 listed buildings. This is contrary to the provisions of the National Planning Policy Framework (NPPF, 2012), London Plan 2016 Policies, Islington Core Strategy (2011) Policy and Islington Development Management Policies (2013).
- Privacy
 - The proposed balconies look onto our only outdoor living space. This causes a severe lack of privacy. As you saw when you visited the property, we have only one outdoor living space which is the roof terrace located at the back of the house. It is here that we can enjoy time outside alone and in privacy - something that is incredibly important to my wellbeing and my quality of life.
 - The proposed roof terraces would allow people to directly overlook me on my roof terrace throughout the day - the potential for people to consistently watch me in one of the only private spaces in my house makes me very uncomfortable. Although we currently have neighbouring roof terraces, the fences/walls make them separate from each other and they are parallel to each other, meaning neighbours maintain privacy, rather than overlooking one another like the proposed plans. The proposed balconies would no longer make this place a quiet, private space where I am able to peacefully enjoy time alone and would severely reduce from the amenity in the area.
- Overbearing building height
 - The height of the proposed building is significantly higher than the surrounding area. The overbearing nature of the design of the building is out of kilter with how the current conservation area and Grade 2 listed buildings located in the immediate

vicinity look. Our terrace, which is currently an open and enjoyable space, would become dark, closed in and claustrophobic - it would no longer make this space habitable and therefore, would reduce the quality of life of those living at 177 Kings Cross Road and the surrounding neighbours. The overbearing nature of the proposed works does not "preserve or enhance buildings, structures and other features of character and historic interest, and their setting". In fact, it would render parts of these buildings and the setting unpleasant to use.

- Impact on sunlight
 - When you visited our property, you came inside the main living space in the house - this is where we congregate throughout the day and where we do our remote jobs from. The light in this room is provided through skylights. The daylight and sunlight assessment shows that the main skylight, directly under which we work, will lose sunlight. This reduction of light in this room will increase darkness throughout the day and will make it unpleasant. Further, our jobs are technical and require natural light in order for them to be completed to a high standard. Being a basement room, with reduced sunlight, will make this main room inhabitable, an unenjoyable space to be and will remove the only space we have to work from home in the house

I hope that you understand my concerns and I will not withdraw my objects until these have been adequately addressed.

Thank you,

Lara Thompson