

Parnjit Singh

From: Patrick Marfleet
Sent: 03 May 2022 14:36
To: Planning Planning
Subject: FW: objection to planning permission application 2022/1817/P (105 Judd St)

[REDACTED]

Patrick Marfleet
Senior Planning Officer

Telephone: 020 7974 1222



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Stephanie McKeon [REDACTED]
Sent: 02 May 2022 14:54
To: Patrick Marfleet [REDACTED]
Cc: Planning Planning <Planning@camden.gov.uk>
Subject: objection to planning permission application 2022/1817/P (105 Judd St)

[REDACTED]

Dear Mr Marfleet

I object to the grant of planning permission for the proposed works to 105 Judd St. I'm a resident of Thanet House, a property adjacent to 105 Judd St.

I object for the following reasons:

1. The plans include the construction of two additional stories (increased height and massing)- this will cause a significant loss of natural light and a deterioration in visual amenity, as well as overshadowing and loss of privacy to adjacent properties.

The applicant's own Daylight and Sunlight Report concludes that of the 231 windows tested for VSC in Thanet House (see para 6.9 onwards), a colossal 47% will not adhere to BRC guidelines for VSC. The report tries to justify this by saying that the effect will be 'minor' for an urban location and by making unsubstantiated and incorrect statements that most of the windows concerned in Thanet House are to 'small kitchens', bedrooms and bathrooms. Do note that all rooms/flats in Thanet House are small- that does not justify making them yet darker.

In fact, the increased height of the building will have an extremely detrimental impact on natural light and sky view in what is already a narrow street. I would urge you to take seriously into account the negative impact on local residents and would ask that the applicant justify why it considers that it's desire to build an extra two stories is more important than preserving the little light that is already there.

The additional height will also cause the loss of privacy and overlooking in the residents' garden on the roof of Thanet House.

2. The proposed design will harm the character of the Conservation Area rather than seamlessly blend into it.

3. The work will also have a negative impact on the adjacent local community, not the least because of the unnecessary and hugely polluting 25% demolition of what is already purpose built office block, rather than just the refurbishment of it.

Two other comments:

1. It's my understanding that building developments should contribute to affordable housing in the area, yet these plans make no provision for this.

2. The developers claim in their Statement of Community Involvement that local properties were leafleted about the proposed plans. As a local resident, I can confirm that neither myself nor my neighbours received any such leaflet.

Regards

Anne-Stephanie McKeon