

**17 Thanet Street  
London WC1H 9QL**



6 June, 2022

To: Camden Planning Department  
Councillors: Adam Harrison; Rishi Madhani; Sabrina Francis  
Bloomsbury Residents Action Group

Re: Plans to refurbish and extend 105 Judd Street, Bloomsbury  
Planning Application No: 2022/1817/P

Dear Mr Marfleet

Our main concerns and objections are:

#### Consultation

- No initial contact was made directly with us by the Developer despite being next door neighbours and to our knowledge, no contact was made directly with several of the residents or businesses in Thanet Street (we were made aware of these plans by Bloomsbury Residents Action Group).
- We are disappointed that the developers have taken no notice of the concerns raised by many of the local residents, including ourselves of their concerns about the effect of the additional stories on privacy, light and on a unique historic terrace.
- We did not receive notice from Camden as the Local Planning Authority once the application was submitted despite us being a neighbouring consultee. We therefore consider that the application process is challengeable.

#### Privacy and Overlooking

- As next-door neighbours we are concerned about the effect of the increased floors and terraces on our privacy and the ability of incoming tenants to overlook our home and gardens.

#### Noise and Air Quality

- We are concerned about the general increase in noise over 24 hours as we gather the main energy plant for the building will be at roof level and close to our property. We feel this has not been adequately addressed in the planning application.

- We are concerned about the potential for additional noise from the terraces. This has not been adequately addressed in the planning application. We hope their hours of use will be restricted by the Local Planning Authority.
- Servicing will take place in Thanet Street. However, it is stated in the application that the incoming tenant is unknown therefore they do not know how many vehicles will be using our street and what hours. How can the Air Quality Assessment be accurate if this point is unknown? We hope servicing will be restricted by the Local Planning Authority.
- Once built how much disruption will there be with ongoing deliveries, and will they respect working hours?
- We are also concerned about the effect of the demolition on the stability of our 1820 property as well as the inevitable dust and disruption during the building process.

#### Daylight/Sunlight

- We are concerned about the impact of the planned extra height on the daylight/sunlight of our home, garden and neighbouring properties. Has the developer assessed our rear windows at low level? We understand the developers have carried out an assessment of the effect on the additional height (at all levels) on the light in our property and found that it is not impaired. We strongly disagree.
- We note that the developer's own Daylight and Sunlight Report conclude that 47% of the windows in Thanet House would not adhere to BRC guidelines for VSC but consider that this is not significant as these rooms include small kitchens and bedrooms, both of which are habitable and thus have a right to natural light.
- In the same way, they have dismissed any possible effect on our property as only affecting hallways, bathrooms, or kitchens. In our property, the hallway (which provides most of the light to the house on all floors); our conservatory (which would be immediately below the proposed increase of one metre of the wall behind our party wall) and the kitchen which already has low light would be impaired directly by the increase in height of the wall closest to our property. In addition, this high wall and 'bridge' between the buildings will affect our exterior space, dwarfing our conservatory and patio, creating an enclosed space, as if we were at the bottom of a well. This aspect of their development has not been considered or commented on.

#### Conservation

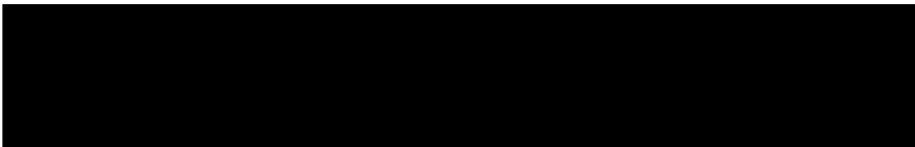
- The NPPF requires applications to consider the impact and potential harm of new development on Heritage Assets. Our Grade II listed terrace is a unique

part of the Burton Estate as it consists of only three stories in contrast to the majority of Georgian houses which have four or more stories. We have not seen any assessment which considers the impact of this development on our homes. We have not received any notification of a Conservation Area Consent application and a Heritage Impact Assessment which we are keen to see.

- Most importantly, we do not believe that sufficient attention has been paid to the physical and visual impact of a significant increase in height on a rare terrace of Listed Grade II houses in an historic Conservation Area.

We would be grateful if you would assure us that these important practical and Conservation issues which also affect the environmental and capital value of our property will be fully taken into account and if so, how.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Professor Deirdre Kelly CBE

Sir Ian Byatt