

Chenies St Chambers Leaseholders Association

Flat 2 Chenies St Chambers

9 Chenies St

London WC1E 7ET

Planning Application 2021 – 3704-P

Chenies Street Chambers (a Recognised Tenants Association) wishes to object further to these plans, having met with the developer and had an opportunity to consider the application further. This objection is supplemental to our previous objection and the points made in that objection stand, save that we have had the benefit of a meeting with the developer in June 2022

As a starting point we believe the planners have given considerable attention to the facades onto North Crescent **but have insufficiently considered the impact at the rear** facing onto Alfred Mews and facing the rear of Huntley Street. We understand there have been a number of meetings between the developer and the planners and so we believe that much more attention needs to be given to the rear of the building which has less public prominence. We propose that the planning authorities give greater consideration to this aspect and to require the applicant to carry out further studies (including stating the scope of such studies).

Our key objections to the application are two fold -they essentially relate to the mass of the proposed development at its rear:

1. The height of the rear of the building is at least one story higher than any other surrounding building and so will be out of keeping with the area and create an inconsistent roof line.
2. The impact on light entering both the 18 flats at the rear of Chenies Street Chambers and also into the garden will be seriously affected. We discuss this point further below, but we believe the approach and reports supplied with the application do not give sufficient weight to the already low light levels to these flats and need to be re-worked. Associated with that we believe that Camden should also instruct the preparation of a Residential Visual Amenity Assessment. Many of these flats already have less than 15% VSC already and so the impact of the proposed development is both understated and dismissed as 'minor'. This is not the case!

We make the further detailed observations about this application.

1. The daylight report shows that a number of flats with already low levels of daylight . *Any reduction in these low levels* is a serious compromise to the amenity of the residents and even if the reduction is less than 20% (which we do not accept) that does not warrant the massing of the development.
2. The sunlight study is misconceived and misleading as to outcome. The study is claimed to have been carried out from public layouts. These do not make sense- many windows are in fact onto communal staircases. Further, the elevations and many of the room uses are mislabelled. Floor plans are also incorrect. The developer and their consultants claimed that this does not impact the results but it presents a misleading interpretation of the impact on residents. What is needed is a full sunlight study on actual room lay outs and measurements. The developer measured two flats (both likely to be the least affected) whilst claiming this was for a party wall award. Letters should have been sent to all affected

flats for measurement and layouts but this has not happened. We believe that a full independent sunlight and daylight study is required to show the impact on actual flat layouts- also taking account of the already low light levels. The developer has offered to fund such a study but the residents do not have the technical knowledge to settle the scope and so we believe this work should be undertaken by Camden either as freeholder, or as part of the planning assessment. As one elderly resident said 'I already have little light in the kitchen, I don't want to have to put the light on all the time I am in my flat'. This position has been maintained in spite of assurances from Kanda on behalf of the developer that full measurements would be undertaken.

3. The daylight/sunlight report (paras 6.33 and 6.34) dismisses the impact on certain rooms, without clarity on exactly what these rooms are and the already low levels of light. Para 6.36 points out that some rooms will lose more than 20% of the available sunlight. The paragraph states:

"These rooms appear to serve bedrooms (where sunlight is considered less important), a small galley type kitchen that appears to be less than 12msq and therefore is often considered non-habitable, two living rooms, and one space who's (sic) use is unknown."

We believe that this paragraph dismisses the impact on residents and is misconceived on *the nature of occupation*. Just because the development seeks the additional yield from higher floors does not mean that low levels of light should be dismissed. Some flats in our building have main rooms measuring less than 12 msq., and therefore we feel the spirit of BRE guidelines has not been followed or the rules applied flexibly according to circumstances as they should have been.

4. In the original application there were no visual representations of the plans from the rear of Chenies St Chambers. One was subsequently prepared but, as we have pointed out to the developer, this is misleading as it does not show an accurate view from the flat. The view shown is unverified. We attach the view taken from one of the affected flats - the view from which will now be a blank wall running higher than any of the buildings around. We believe the developer should show visual images that are verified views, as they are taken from each floor of the block to enable the planners to understand the impact.
5. One resident has asked on a number of occasions for photographs to be taken from a number of different viewpoints (as has been undertaken for the neighbouring block) – yet the developer has refused more than one image.

In summary, the developer has dismissed our concerns (in their application) as minor. Yet the applicants own report states:

"If this Vertical Sky Component is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this **level should be kept to a minimum**. If the Vertical Sky Component with the new development in place is both less than 27% and less than 0.8 times its former value, then the occupants of the existing building will notice the reduction in the amount of skylight."

There is no attempt to minimise the impact as required. This could be achieved by reducing the mass and height of the proposed development which we believe should be rejected.

Furthermore we proposed that the planning authorities should require further reports on an accurate basis of the actual layouts, but that in any event greater weight is given to the impact on Chenies St Chambers.

Lance Moir

Flat 2 Chenies St Chambers

On behalf of Chenies St Chambers Leaseholders Association

Image 1

Morris & Co. Unverified Visualisation from 3rd Floor
Flat Chenies Chambers

Yellow line is eye level in Morris & Co. image
Blue line is actual eye level from flat (adjusted in image 2)

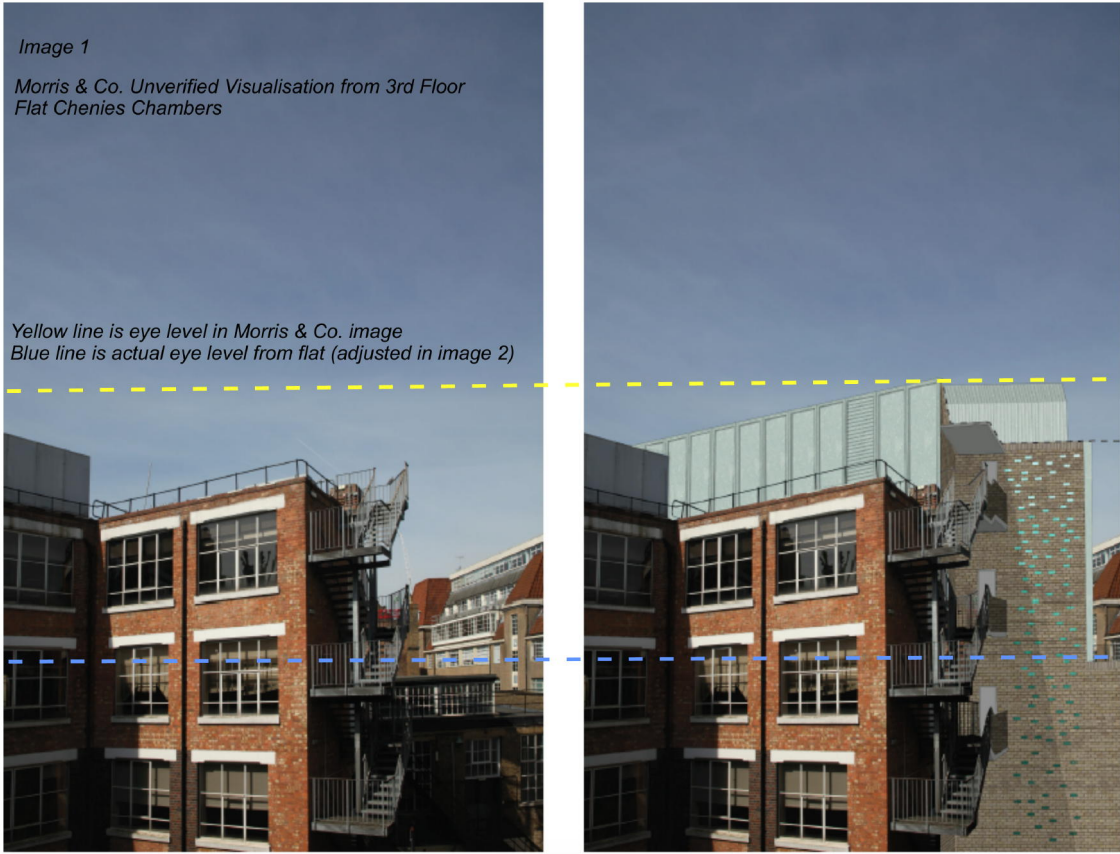


Image 2 (adjusted eye level)

Blue line is actual eye level from flat (adjusted in image 2)

