

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2623/P	Philomene Verlaan	12/08/2022 12:43:20	OBJNOT	<p>RE: planning application 2022/2623/P</p> <p>I am the owner and occupier of Flat C 103 Kings Cross Road London WC1X 9LP and I raise the following objections to the proposed 4th floor mansard roof extension at the application building to provide a 1-bedroom, 2-person self-contained dwelling, with recessed terrace:</p> <p>The property adjoins four listed terraced houses at 1-7 Frederick Street. There are other listed Grade 2 buildings close to the application building which will be eroded by the proposal in its prominent location on the corner of the junction between Kings Cross Road and Frederick Street.</p> <p>The proposal description is incorrectly worded as it reads a 4th floor mansard roof extension providing a one-bedroom self-contained dwelling with recessed terrace when in fact the proposal will be a 5th floor addition.</p> <p>The proposal's floor plan notes that a bathroom is to be created with a reduced 2m ceiling which is below the national 2.3m floor to ceiling height.</p> <p>No 103 is already higher than the adjacent listed buildings in Frederick Street and the proposed slate mansard roof, with lead clad and large sash dormer windows, will be prominent and harm the setting of the listed buildings that have normal pitched roofs.</p> <p>It would harm the setting, character and appearance of the Conservation Area conflicting with Camden Local Plan Heritage Policy.</p> <p>The application has not been designed to comply with Camden's Planning Guidance Design whereby the visual prominence, scale and bulk is appropriate to the local context. The proposal would be clearly apparent and over-dominate the listed terrace of houses on Frederick Street.</p> <p>The addition of a mansard roof extension does not represent a positive design solution in line with Camden's Planning Guidance as it does not provide an infill, a gap or reunite a terrace group, thereby continuing the pattern of development.</p> <p>The alteration is not architecturally sympathetic to the age and character of the building and destroys the overall integrity of the original roof form. It is likely to have an adverse effect on the skyline, the appearance of the building and the surrounding street scene as the roofline is exposed at the corner junction site.</p> <p>The underground line from Farringdon to King's Cross runs under the application site and there may be foundation problems with an extra floor as a result.</p> <p>The bulk and height of the proposed roof extension would have an impact on the amenity of the neighbours due to a loss of light from the additional height.</p> <p>Adding an extra storey would detract from the importance of the adjoining listed buildings. The addition of a fifth floor would make the building appear top heavy and over dominating the listed buildings.</p>

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				<p>Please also note the following inaccuracies in the planning application as filed by the applicant:</p> <ol style="list-style-type: none"> 1. The Title Number for the Building as filed: NGL872489 – is incorrect. The correct number is NGL120790. 2. Despite the claim made in the application, I was not informed in any way (letter, email, phone call, personal conversation), of this proposed application by the applicant, and certainly not on the date stated in the application, i.e., 17 June 2022. 3. If a written communication was posted to me at the 103c King's Cross WC1X 9LP address, it would not have arrived, as the postal address for the three flats in this building is: [Flat number] 1A Frederick Street WC1X 0NG, which the applicant knows perfectly well. <p>This objection is made by Philomene Verlaan, owner of Flat C, cell phone: 07961527584, landline: 0207 2787711 (with answering machine). My email address is pverlaan@gmail.com and my preferred contact is by email.</p> <p>Please notify me of the Committee date. Thank you.</p>

2022/2623/P	Mary Flannery	13/08/2022 16:58:49	OBJNOT	<p>I am Mary Flannery of 11c Frederick Street WC1X 0NF and I would like to formally object to this application not only on all the same grounds as formally submitted to Camden Council on this website by the three leaseholders at 103 King's Cross Road/1A Frederick Street (this building has two addresses) and by their planning consultant, but also on the following grounds: having lived for forty years in Frederick Street, I have seen huge changes, mostly for the good, but this application is the first to fail to respect the whole character of the original architecture and the visual integrity of the building facades on both Frederick Street and King's Cross Road. Please reject this application.</p>
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2022/2623/P	Meena Shaikh	12/08/2022 11:45:12	OBJ	Objection to Planning Application: 2022/2623/P

I am the owner of Flat A 103 Kings Cross Road London WC1X 9LP and I raise the following objections to the proposed 4th-floor mansard roof extension at this address to provide a 1 bedroom self-contained dwelling, with recessed terrace:

1. The proposal description is incorrectly worded as it reads a 4th-floor mansard roof extension providing a one-bedroom self-contained dwelling with recessed terrace when in fact the proposal will be a 5th-floor addition.
2. The property is next to four listed terraced houses at 1-7 Frederick Street. There are other listed Grade 2 buildings close to the application building which will be affected by the proposal in its prominent location on the corner of the junction between Kings Cross Road and Frederick Street.
3. No 103 is already higher than the adjacent listed buildings in Frederick Street and the proposed slate mansard roof, will be prominent and harm the setting of the listed buildings that have normal pitched roofs.
4. The proposal's floor plan notes that a bathroom is to be created with a reduced 2m ceiling which is below the national 2.3m floor to ceiling height.
5. It would harm the setting, character, and appearance of the Conservation Area conflicting with Camden Local Plan Heritage Policy.
6. The application has not been designed to comply with Camden's Planning Guidance Design whereby the appearance, scale and bulk is appropriate to the local context. The proposal would over-dominate the listed terrace of houses on Frederick Street.
7. The underground line from Farringdon to Kings Cross runs under the application site and was constructed by cut and fill so that there may be foundation problems with an extra floor as a result.
8. The proposed extension does not represent a positive design solution in line with Camden's Planning Guidance as it does not provide an infill, a gap, or reunite a terrace group, thereby continuing the pattern of development.
9. The alteration is not sympathetic to the age and character of the building affecting the overall integrity of the original roof form and is likely to have an adverse effect on the skyline, the appearance of the building, and the surrounding street scene. The roofline is exposed at the corner junction site.
10. The height of the proposed roof extension would have an impact on neighbours due to a loss of light from the additional height.
11. Adding an extra storey would detract from the importance of the adjoining listed buildings. The addition of a fifth floor would make the building appear top-heavy and over dominating the listed buildings.

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2022/2623/P	Julian	12/08/2022 09:39:53	OBJ	<p>I am the owner and occupier of 1 Frederick Street, WC1X 0NG and I raise the following objections to the proposed 4th floor mansard roof extension at the application building to provide a 1 bedroom self-contained dwelling, with recessed terrace:</p> <p>The bulk and height of the proposed roof extension would have an impact on the amenity of my property due to a loss of light from the additional height. The addition of a fifth floor would make the building appear top heavy and over-dominating of the listed buildings.</p> <p>The property abuts four listed terraced houses at 1-7 Frederick Street of which I one I occupy. There are other Grade 2 listed Grade buildings close to the application building which will be eroded by the proposal in its prominent location on the corner of the junction between Kings Cross Road and Frederick Street.</p> <p>It would harm the setting, character and appearance of the Conservation Area conflicting with Camden Local Plan Heritage Policy.</p> <p>The proposal description is incorrectly worded as it reads a 4th floor mansard roof extension providing a one-bedroom self-contained dwelling with recessed terrace when in fact the proposal will be a 5th floor addition.</p> <p>The proposal's floor plan notes that a bathroom is to be created with a reduced 2m ceiling which is below the national 2.3m floor to ceiling height.</p> <p>No 103 is already higher than the adjacent listed buildings in Frederick Street and the proposed slate mansard roof, with lead clad and large sash dormer windows, will be prominent and harm the setting of the listed buildings that have normal pitched roofs.</p> <p>The alteration is not architecturally in keeping with the age and character of the building and destroys the overall integrity of the original roof form. It is likely to have an adverse effect on the skyline, the appearance of the building and the surrounding street scene as the roofline is exposed at the corner junction site.</p> <p>The application has not been designed to comply with Camden's Planning Guidance Design whereby the visual prominence, scale and bulk is appropriate to the local context. The proposal would be clearly apparent and over-dominate the listed terrace of houses on Frederick Street.</p> <p>The proposed roof extension does not represent a positive design solution in line with Camden's Planning Guidance as it does not provide an infill, a gap or reunite a terrace group, thereby continuing the pattern of development.</p> <p>The underground line from Farringdon to Kings Cross runs under the application site and there may be foundation problems with an extra floor as a result.</p> <p>Adding an extra storey would detract from the importance of the adjoining listed buildings.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2623/P	Robert Cohen	12/08/2022 10:12:50	OBJ	<p>I am the owner of Flat B 103 Kings Cross Road London WC1X 9LP and I raise the following objections to the proposed 4th floor mansard roof extension at the application building to provide a 1 bedroom self-contained dwelling, with recessed terrace:</p> <p>The property abuts four listed terraced houses at 1-7 Frederick Street. There are other Grade 2 listed Grade buildings close to the application building which will be eroded by the proposal in its prominent location on the corner of the junction between Kings Cross Road and Frederick Street.</p> <p>The proposal description is incorrectly worded as it reads a 4th floor mansard roof extension providing a one-bedroom self-contained dwelling with recessed terrace when in fact the proposal will be a 5th floor addition.</p> <p>The proposal's floor plan notes that a bathroom is to be created with a reduced 2m ceiling which is below the national 2.3m floor to ceiling height.</p> <p>No 103 is already higher than the adjacent listed buildings in Frederick Street and the proposed slate mansard roof, with lead clad and large sash dormer windows, will be prominent and harm the setting of the listed buildings that have normal pitched roofs.</p> <p>The alteration is not architecturally in keeping with the age and character of the building and destroys the overall integrity of the original roof form. It is likely to have an adverse effect on the skyline, the appearance of the building and the surrounding street scene as the roofline is exposed at the corner junction site.</p> <p>It would harm the setting, character and appearance of the Conservation Area conflicting with Camden Local Plan Heritage Policy.</p> <p>The application has not been designed to comply with Camden's Planning Guidance Design whereby the visual prominence, scale and bulk is appropriate to the local context. The proposal would be clearly apparent and over-dominate the listed terrace of houses on Frederick Street.</p> <p>The proposed roof extension does not represent a positive design solution in line with Camden's Planning Guidance as it does not provide an infill, a gap or reunite a terrace group, thereby continuing the pattern of development.</p> <p>The underground line from Farringdon to Kings Cross runs under the application site and there may be foundation problems with an extra floor as a result.</p> <p>The bulk and height of the proposed roof extension would have an impact on the amenity of the neighbours due to a loss of light from the additional height. The addition of a fifth floor would make the building appear top heavy and over-dominating of the listed buildings.</p> <p>Adding an extra storey would detract from the importance of the adjoining listed buildings.</p>