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**From:** p Verlaan [REDACTED]  
**Sent:** 01 February 2023 22:55  
**To:** Matthew Dempsey  
**Cc:** Planning Planning  
**Subject:** CAMDEN: 103 KING'S CROSS ROAD LONDON WC1X 9LP - 2022/2623/P - OBJECTION  
**Attachments:** Planning objection letter.pdf

31 January 2023

Dear Mr. Dempsey,

Attached below as a pdf and reprised here as an included text are my objections to the above- referenced planning application.

Kindly acknowledge safe receipt of this email with its attachment.

Thank you,

Sincerely yours,

Philomene Verlaan, Flat C, 103 King's Cross Road, WC1X 9LP

## LETTER

31 January 2023

Mr Matthew Dempsey

The London Borough of Camden Development Management Regeneration and Planning Town Hall

Judd Street London WC1H 9JE

**SENT BY EMAIL:** [matthew.dempsey@camden.gov.uk](mailto:matthew.dempsey@camden.gov.uk); **Cc:** [planning@camden.gov.uk](mailto:planning@camden.gov.uk)

Dear Mr. Dempsey,

**Re: Planning Application 2022/2623/P at 103 Kings Cross Road London WC1X 9LP Construction of 4<sup>th</sup> floor mansard roof extension to provide a 1-bedroom self-contained dwelling, with recessed terrace.**

I am the owner of Flat C 103 Kings Cross Road London WC1X 9LP and **I object** to the above planning application on the following grounds:

These amended plans for construction of this extension, submitted on 18 January 2023,

in respect of the above application, **do not cure any of the objections to the original application** filed with the Council by the Planning Consultant on 12 August 2022, and by myself (the undersigned, on 12 August 2022, with supplementary objections on 24 August 2022), as well as the objections to that application filed by Ms. Catherine Bond, Council's own Conservation Officer on 13 December 2022, and the owners of, respectively, Flat A and B at the above address, the owner of the listed Cubitt building next door at 1 Frederick Street, and the other objectors from the neighbourhood, including from two conservation societies.

This letter of objection to the revised application is to confirm that I continue to be directly and adversely affected by this application, that the grounds set out in my original two letters of objection of 12 and 24 August 2022 still stand, and I also fully concur with and wholly support the further grounds of objection to the revised planning application set out in detail in the letter of objection sent by email to you on 31 January 2023 by the Planning Consultant, Ms. Emma McBurney, on behalf of the owners of Flats A, B and C (I own Flat C). These grounds I do not reprise here: please refer to the Ms. McBurney's formal letter.

In summary conclusion, the proposed construction will cause more than substantial harm to the heritage assets of this neighbourhood. No public benefits are identified to mitigate this harm, as the NPPF requires.

I therefore respectfully request that the Council refuse the application because it is contrary to national and local policy and practice as identified above and in previous objections and it will have an adverse effect on the character and appearance of the Conservation Area and the adjacent listed buildings.

Please acknowledge safe receipt of this letter.

Thank you,

Yours sincerely,

Philomene Verlaan

Flat C, 103 King's Cross Road WC1X 9LP/1A Frederick Street WC1X 0NG

END OF LETTER