
From: [REDACTED]
Sent: 22 July 2023 21:40
To: Planning Planning
Cc: Enya Fogarty
Subject: Planning application Number 2023/2245/P OBJECTION

[REDACTED]

Dear Sir/Madam

Ref: Planning application 2023/2245/P **Objection**

I wish to object to the planning application for the following reasons.

The proposed increase in height is unacceptable in this location. The existing building, especially the corner, because of its strategic position in the street-scape, relates well with the neighbouring properties both within Camden's area and directly opposite in Westminster's demise. The Conservation Areas of both Camden's Covent Garden and Seven Dials CA and Westminster's Covent Garden CA abut in this locality and both will be seriously damaged if an additional one floor were to be permitted. The existing height should be maintained. To grant consent to one additional floor will clearly contravene Camden's design policies and the treatment of buildings within a conservation area or affecting conservation areas/neighbouring listed buildings. (Planning Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan and paragraph 113 of the National Planning Policy Framework 2019).

The proposed development will seriously erode the amenity of existing residential property along Drury Lane, Parker Street (Market House) and the rear windows of the residential upper parts of Great Queen Street. The supplementary design planning policies say that development should have regard to respecting adjoining neighbouring properties. The development should ensure that the proximity, size or cumulative effect of any structures avoids having an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers. This scheme demonstrably will do quite the opposite. (Planning Policy D1 (Design) and Supplementary Planning Guidance CPGA Amenity paras 2.13 and 2.14)

The physical design of the proposed scheme is extraordinarily inept. The one floor addition has no subtlety, not least because the developer is clearly more concerned to squeeze as much additional floor area as possible out of a very small footplate. The proposed plant at roof level and treatment of the proposed rear elevation, which will be very prominent to all the views from the rear of the properties fronting Drury Lane, Great Queen Street and Parker Street, compounds the fact that far too much is trying to be stuffed onto a very small site, with the inevitable consequence that the proposal is clearly too bulky and crude for such an important corner location. Planning Policies A1 (a), A1 (e), A1 (f), D1 (a), D1 (b), D1 (f) and D1 (m) and Camden Conservation areas Appraisal Covent Garden/Seven Dials)

The fact that planning permission had been granted in the past to one floor extension is in my view not relevant as thankfully the permission has expired. The mistake of that decision should not be reason to grant permission to this development; indeed it should be celebrated that Camden Planning department has a clean slate and can make a reasoned conservation-led decision that this proposal is inappropriate because of

the adverse effect it will have on the immediate surroundings, proximity of listed buildings and two conservations areas.

Finally I object to the proposed alterations at ground floor level ; the existing have an architectural quality with a warehouse aesthetic whereas the proposed is all about extending the footprint which is objectionable in itself, and has a very bland appearance that does nothing to the setting of the building , rather it detracts from the streetscape.

Yours sincerely

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