

From: Debbie Radcliffe
Sent: 03 August 2023 14:38
To: David Fowler; Planning
Cc: BCAAC c/o Owen Ward
Subject: 2023/2510/P and 2023/2653/L ONE MUSEUM STREET from BCAAC (OBJECTION ADDENDUM)

Dear David

Please include the following as an Addendum to the **OBJECTION** already submitted by the **Bloomsbury Conservation Area Advisory Group**

We wish to specifically refer to the **PLBCA Act 1990 sections. 66 (1) and 72 (1)**, general duties of a local authority in respect of harm to setting of listed buildings and conservation areas, these have been effectively upheld in recent court cases.

Under s. 66, in considering whether to grant planning permission for development which affects a listed building or its setting, the planning authority has to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest.

Under s. 72, special attention has to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. And the equivalent provisions of the NPPF.

The only unlisted part of the West Central block is listed as a **POSITIVE contributor** to the conservation area and is an integral part of the block. It was designed by Fitzroy Doll, the important Bloomsbury architect who trained under M.D.Wyatt and was surveyor to the Bedford Estate, designer of the Russell Hotel, Waterstones, Sicilian Avenue and the whole of Grape Street right next to this development. This makes it significant in its own right, and any demolition would be causing serious harm to the Conservation Area.

Kind regards

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