

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/2510/P	The Covent Garden Area Trust	07/08/2023 12:55:09	OBJ	<p>The Covent Garden Area Trust wishes to object to applications 2023/2510/P and 2023/2653/L in the strongest possible terms.</p> <p>There are multiple grounds for objecting to the proposed construction of this vastly over-dominant and insensitively designed building, some of which are outlined below:</p> <ol style="list-style-type: none"><li>1. The height, scale and bulk of the proposed building are all vastly over-proportioned for this site. It would dwarf surrounding buildings and dominate many important views in the wider area.</li><li>2. Due to its inappropriate height, scale and design, the proposed building would detract from the setting of numerous Grade I, II and II* listed buildings, including St George's Church, the British Museum, Bedford Square, and the newly-listed buildings directly adjacent to the site. This would adversely impact upon many of these buildings' special interests, through an erosion of their setting.</li><li>3. The proposed building would also adversely impact the character and appearance of the Covent Garden, Bloomsbury and Soho Conservation Areas due to its oversized scale, visual dominance and unsympathetic design.</li><li>4. Demolition of the existing building, which is already tall, is contrary to the UK's climate change policies and policies of the Greater London Authority and Camden Council. All of these policies strongly advocate retaining existing buildings and retrofitting them up to modern standards.</li><li>5. The construction of a considerably taller building on this site will set a precedent for more taller buildings in the area, and make it more difficult for Camden to refuse such applications.</li></ol> <p>This proposal would be heavily detrimental to the setting and special interests of many surrounding conservation areas and listed buildings within this historic and characterful part of London. Its scale, proportions and design are entirely unsympathetic to the prevailing character of the surrounding streetscape which is modest and domestic in scale. The Covent Garden Area Trust strongly urges Camden to refuse this application in view of the unacceptably high level of harm it would bring about to the Bloomsbury Conservation Area and nearby designated heritage assets.</p>

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2023/2510P	Friends of Russell Square	07/08/2023 14:04:36	OBJ

**Response:**

This objection is submitted on behalf of Friends of Russell Square.

Friends of Russell Square is a large community based organisation that lies within 500 meters of this proposed redevelopment and is dedicated to maintaining and improving the Square and its local environment for the benefit of residents, visitors and local businesses and institutions. We have a large membership all of whom feel that this proposed development should not be allowed to go ahead. Many of our members will be making individual objections but you should be in no doubt that there is an overwhelming negative response to this proposal from all residents and local groups including our own.

This proposal must be rejected in its entirety.

Our objections align with those of other groups in the area in that we feel strongly that this redevelopment, if allowed to go ahead, would adversely affect the wider Bloomsbury area. It is too big, too bulky and makes an inadequate contribution to the area.

The application has been carefully manipulated to mislead on the impact it will have on the area. We understand that this is a reapplication but that the way it is being handled means that it is not being subjected to a new public consultation - which is highly questionable.

The main points are:

The visual impact on the Townscape and local Heritage is completely unacceptable. The Townscape and Visual Impact and Heritage Report is misleading. Viewpoints are carefully managed to attempt to minimise the impact but the fact is that this proposal aims to replace an already ugly building that is already too high with one that will be 50% higher and far bulkier and will have a far greater adverse impact that the building it replaces. The requirement should be that any building replacing the existing Selkirk House at One Museum street should be SMALLER than the existing one and have a demonstrably LESSER adverse impact on the Townscape. We feel strongly that the impact on Heritage sites such as Bedford Square and the British Museum is completely unacceptable. Our particular concern is that this will also be true of Russell Square although we note that even though we are within the 500 meter circle used by the developers to identify sites of importance, there is no data on the environmental and visual impact on Russell Square. Lack of need for a building of this size. There is no need for a building such as this and it fails to provide needed facilities such as additional housing to help build the local residential community and provision. Objections from The Georgian Group, Historic England, BRAG etc must all be accepted and acted upon. We do not have the resources that these authoritative and respected bodies have devoted to considering these proposals - but it seems to us that these objections must be accepted and acted upon.

Reading all the objections made so far seem unanimously to require that this application be rejected and we trust that this will be the result of this rushed and misleading application.

Could you please confirm that you have registered this strong objection from Friends of Russell Square and take into account our position as one of the main voices of residents and visitors to the Bloomsbury area.

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				Could we please be kept informed about the progress of this application.
				Objection made on behalf of Friends of Russell Square by Bob Osborne [REDACTED]
2023/2510/1?	Bob Osborne	07/08/2023 14:20:32	OBJ	<p>I object strongly to this application which i think should be rejected in its entirety.</p> <p>It aims to replace an already ugly building that is too high and adversely affects the Townscape with one which is even uglier, bulkier and 50% taller. The proposed building has a completely unacceptable impact on the Townscape views from major heritage sites such as the British Museum, Bedford Square and Russell Square.</p> <p>There is no need for additional office space in the area - there is already significant over provision with many existing office buildings standing empty. This will make it harder for existing office provision to find tenants.</p> <p>There is no significant benefit to us as residents living within 500 meters of this building - it adds nothing to community provision.</p> <p>Much of the information is carefully twisted to minimise the impact - the Townscape reports should be rejected and new ones that show the true impact provided. Other heritage sites such as Russell Square should be included.</p> <p>The developers should be asked to resubmit with a proposal that is smaller and less bulky than the existing hideous Travel lodge building which a proposal that is smaller and less bulky so that it cannot be seen at all from Bedford Square and the British Museum. It should be required to make a significant contribution to the local public realm and be one which adds to the local community rather than subtracts and adversely affects the Townscape.</p> <p>In summary, I object wholeheartedly to this proposal and note that all the comments submitted so far have unanimously objected.</p> <p>There is no way that Camden should be entertaining a proposal of this size, bulk and adverse impact.</p>