

From: John Cole

Sent: 22 August 2023 14:54

To: David Fowler

Cc: Helen McMurray; Peter Bloxham; Kathy Doyle; Helena Roden; Debbie Radcliffe; Amanda Rigby

Subject: 1 Museum Street: Planning and Listed Building Consent applications 2023/2510/P and 2023/2553/L

Dear Mr Fowler,

Following on-line discussion with officers on 28th July our association has become increasingly aware that these damaging and harmful proposals are receiving the support of the Council's Planning and Conservation officers who are yielding to pressure from the developer and from in-house 'Development' to recommend that these harmful proposals be approved.

The inherent conflict of interest between Planning and Development, resulting from both disciplines now being within one and the same department is further exacerbated by a clear failure to properly display application material to the public. The Council seems to be relying solely on the offices of the developer to publicise details of the proposals but it has now become obvious that the developer has no intention of doing this, and so the applications are no course for submission Committee without proper scrutiny.

We have also noted previously that the consultation process for this and for the other previous (now withdrawn) applications has failed to meet the Council's own stated requirements for consultation. Additionally the well established Gunning principals for public consultation are also being ignored.

Proper consultation for these applications has been non-existent. There has been no public display of drawings, no three dimensional model, no display of the critical townscape images despite all having been requested on many occasions by the Save Museum Street coalition and others.

The proposals are a clear attempt by the developer to gain approval for a scheme of 'gross overdevelopment' on a site within in a historic and highly sensitive urban landscape that will result in grave 'harm' and this in an area already severely damaged by previous inappropriate and insensitive developments.

The local and wider community will continue look to Planning and Conservation officers to ensure this precious locality and all the listed buildings that lie within it are protected, but we maintain that officers must adhere to their duty to follow good planning process, to follow the Council's own approved policies drawn-up to safeguard the urban townscape and to ensure that all policy guidance is implemented in full and without favour.

The South Bloomsbury Tenants and Residents Association (SBTRA) is at a loss to understand why this guidance is not being followed and for this reason, and for our other previously submitted reasons, we vehemently OBJECT to these proposals and calls officers to advise the Planning Committee to REFUSE both applications.

Yours sincerely,

John Cole

on behalf of the South Bloomsbury Tenants and Residents Association.

Sent from my iPad