

Dear David,

I would like to object to the welfare cabin application at the land to the west side of Argyle Square London WC1H 8AS, 2023/4791/P.

I live at 40 Argyle Square and would like to object to the application due to the negative effect the cabins are having on our home and the square.

Best wishes,

Ruby Reed.
40 Argyle Square, London WC1H 8AL

Dear David,

Please can I object to this application in a personal capacity?

I support comments already made by The Friends of Argyle Square, Bloomsbury Conservation Area Advisory Committee, and Bloomsbury Resident's Action Group, but would like to focus on mental health.

We have five kids living at home, and four are still in full time education. Some are still suffering a hangover from the pandemic, and the wall of Portakabins cutting them off from light, view, and nature has had a very negative effect on them. The reason we bought our house 28 years ago was due to the proximity of the Square and it is only when it is cut off do you realise how vital that connection is, one that we used to take the granted.

The Portakabins don't need to be sited in a location that causes so much harm, and we urge the Council to refuse this application and begin enforcement action.

Best Wishes,

Bill Reed.

40 Argyle Square London WC1H 8AL

Objection to the erection of 4 welfare cabins including 5 x a/c condensers to southwest side of cabins.

2023/4791/P

Land to the west side of Argyle Square London WC1H 8AS.

Dear David,

I would like to object to the planning application for causing a loss of amenity to our house (40 Argyle Square), and having a detrimental effect on the Bloomsbury Conservation Area and the surrounding listed buildings.

The main reason for my objection is due to the loss of light in my daughter's bedroom. The analyses from the Right of Light Surveyors demonstrate this. She is currently at school and works from the desk in her room, the cabins have blocked out much of the precious natural light the room receives.

The cabins have been causing light pollution into the house, causing out-of-hours noise disturbances, loss of residential parking, and block views of the square. I am also concerned with the potential noise from the nearby air conditioning units.

There are numerous inconsistencies between the applicant's proposal to what has been built. We have been disappointed by the lack of consultation, the misleading information given by the applicant, and the lack of attempt to mitigate harm. The cabins are located in a sensitive area, which is not suitable for the proposal.

Additionally, the LPA have a duty to preserve the setting of the listed buildings and the Bloomsbury Conservation Area. I, therefore, hope that the cabins can be moved to an area that does not cause harm.

Best wishes,

Katie Reed

Hi,

I would like to object to the welfare cabin application 2023/4791/P.

My bedroom and desk are in the basement of 40 Argyle Square. I'm currently studying for A-Levels and the cabins have blocked over half of the light to my room.

As you know, the friends of Argyle Square hired daylight surveyors to measure the decrease in light. I hope that their analysis which proves the loss of amenity will lead to the application being rejected

Best wishes,

Jade Reed.

Hi,

I would like to object to the Portakabin application 2023/4791/P.

I live at 40 Argyle Square and am worried about the damage that the cabins are having on the house and the square:

- The cabins have blocked out much of the light to my sister's room (basement).
- Flooded the interior of the house with red light.
- The use of the cabins often starts very early and is noisy.
- Blocks views of the square from the ground floor (kitchen and dining room).
- I'm concerned about the air conditioning units causing a nuisance to the GF as the a/c units are so close and there is only single glazing.
- The cabins are a blight on the square: often blocking access to the square, obstructing views, and blocking parking access to the terrace.

Thanks,

Violet Reed.

Dear Sir,

I would like to register my objection to the above planning application. The Portakabins are directly in front of our family home and they have cut off our view to the Square, particularly the trees, and have significantly reduced the light to our basement.

I am currently doing my A levels and spending a lot of time at home and the lack of view and light has had a very detrimental effect on my mental health. Please can I ask you to reject this application and ensure that the Portakabins are moved to another location nearer the Belgrove House site, where they will not cause so much unnecessary harm to people who live here.

Yours Sincerely,

Jasmine Reed
40 Argyle Square, London WC1H 8AL

Dear Sirs

I am the Director and owner of Kings hotel Ltd at 36-37 Argyle Square WC1H8AL

I write to object to the grant of planning permission for the suspension of parking bays and placement of Welfare cabins on the west side of Argyle Square as part of the Belgrove House development on the following basis:-

1. I and many of my neighbours were not consulted, even though we are directly affected - see original CWP management plan for list of consultees.
2. It was only brought to my attention from Friends of Argyle Square whose objections I echo. And as a consequence we have had to incur considerable cost and expense in seeking legal advice, which again the developers have merely side stepped.
3. The siting of the welfare cabins proposed cause significant loss of light to my property confirmed by the developers own surveyor as well as loss of amenities such as parking spaces, and has an adversely detrimental effect on the aesthetics of the area which looks like a building site/ red light district with its red neon lights and unmonitored building attracting unsavoury characters at night which is an image that the area has previously successfully got rid of for many years. This has caused increased cost to my business for additional security at night as well as irreparable damage to the areas reputation and hotel business for many of the hoteliers in the area and for which as far as I am aware, has not been considered or any proposals in mitigation offered by the developers who have acted in bad faith and proceeded to erect the cabins at an increased height in spite of their own surveyors report and before even obtaining planning permission.
4. The provision of welfare cabins is not necessary as there are many amenities and service providers in the local area who could provide equivalent services at very competitive prices and which would be of benefit to the local community, as opposed to causing an eyesore and obstruction and damage to the local business for several years. I personally introduced Mace to the church manager adjacent to their site who was happy to consider letting their facilities as well as providing an extensive list of nearby serviced offices and accommodation but it was clear that they were only playing lip service to the alternative proposals prioritising the cost and business efficacy for their business regardless of the cost and disruption to neighbourhood and our businesses which are much smaller and upon whom the impact and losses are much larger.
5. If welfare cabins are deemed to be necessary, they should not be sited in Argyle Square which is a conservation area as well as a square made up of listed buildings where the local inhabitants are unable to make any changes whatsoever. The buildings are single glazed and the noise therefore causes significant disruption to the hotel guests. The narrowing of the road and parking suspension has meant that as hoteliers we are having to pay extra charges to have our laundry and supplies delivered and have significant difficulty in carrying out simple maintenance work eg washing windows etc because of the lack of parking or places to even stop to load and unload.
6. It is very unfair that a large developer should be allowed to bypass the conservation rules and place outbuildings which are clearly not in keeping with the area on one of the last remaining garden squares.

As a local planning authority, I sincerely hope you will not allow these proposals for welfare cabins which are unnecessary to the development, to continue. The development itself will already cause significant disruption and the developers should be taking steps to minimise the disruption not increase it or destroy other local businesses (who pay large amounts in business rates)and neighbourhood in the process

Yours sincerely,

Mamta Parekh (LLB Solicitor)

Director

Kings Hotel Ltd

Dear David,

I'm writing to formally record my objection to the application to site portakabins on the west side of Argyle Square.

My family live on Whidborne street less than a minute away and regularly use Belgrove street. The portakabins constructed on the street and pavement are clearly outside the sizes given to camden council in the application and are causing a serious issue for pedestrians and road users given the constriction of this part of the road. And I think it's obvious that they are detrimental to the Bloomsbury Conservation Area and Listed buildings around the Square.

Yours sincerely

Johannes Paul