
From: Debbie Radcliffe [REDACTED]
Sent: 10 February 2024 17:18
To: Planning; Alex Bushell
Subject: Fwd: 2023/4437/P Calthorpe Arms 252 Gray's Inn Road London WC1X 8JR

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Dear Alex / Planning

The deadline for comments on this application is 11 February, but I understand that Daren Zuk is on leave. Please make sure BRAG's objection to this application is lodged. Thank you.

Regards

Debbie

----- Forwarded message -----

From: **Debbie Radcliffe** <debbie@brag.org.uk>
Date: Sat, Feb 10, 2024 at 5:12 PM
Subject: 2023/4437/P Calthorpe Arms 252 Gray's Inn Road London WC1X 8JR
To: <Daren.Zuk@camden.gov.uk>

Dear Daren

The Bloomsbury Residents Action Group (BRAG) objects strongly to the above application, in support of the many local residents who are opposed to the proposed alterations to the building, and to the negative impact on quality of life and residential amenity.

The Calthorpe Arms has been a designated **Asset of Community Value** since December 2021, increasing the pub's significance.

Pre-application advice (8.7) clearly states that *"the proposals would undermine and compromise the existing public house and would adversely impact on the pub's community, historic and townscape value; thus being contrary to Policy C4 (Public houses) within Camden's Local Plan, 2017 (and other policy/guidance...) and would therefore not be supported."*

The Calthorpe Arms is an important Grade II listed historic asset and the proposed changes will cause harm to the Bloomsbury Conservation Area.

Again, referring to the pre-application advice (9.2) *"As the subject site is a Grade II listed building, the council has a statutory duty to pay special attention to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 and s.66 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.*

Also (9.2) *"The Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).*

It seems extraordinary that the Applicant has proceeded with this application when the pre-application advice concludes:

14.1. It is strongly advised that this proposal is not brought forward for planning permission and listed building consent on the basis that it would cause less than substantial harm to the conservation area and less than substantial harm to the listed building, and that there is no public benefit of a nature adequate to outweigh the harm to designated heritage assets (namely the listed building and the conservation area).

14.2. These matters are too serious to be mitigated by revision to design, materials, form, or scale; the building appears to be fundamentally unsuitable for any further extension without harm being caused to its significance.

Please ensure the Application is refused in view of the obvious harm to community value, heritage and residential amenity.

Best wishes

Debbie Radcliffe
co-chair Bloomsbury Residents Action Group (BRAG)
c/o 91 Judd Street, London WC1H 9NE
