

From: marianne jacobs-lim

Sent: 06 February 2025 14:40

To: Josh Lawlor; Planning

Cc: Bloomsbury Conservation Planning Subject: 2025/0210/P - 26 Red Lion Square: Objection

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Dear Josh,

The BCAAC looked at the plans for this substantial modern building on Red Lion Square and unanimously concluded that the proposals were a distinct worsening of what is already there. The proposed plans will create an overwhelming monolithic superstructure with no break-up of line (which at the moment still softens the current building somewhat). The proposals are overscale, an in-your-face super block, like a Premier Inn found alongside busy highways: they are not suitable for such an historic square in Bloomsbury and next to the famous Conway Hall. The BCAAC strongly recommends that developers look at a chance for improvement on what is there at the moment. The 'Appraisal' makes very clear that development should be looking to maintain or improve as a priority.

Marianne Jacobs-Lim

On behalf of the Bloomsbury CAAC