

From: Bloomsbury Association
Sent: 21 May 2025 15:43
To: Planning
Cc: Lauren Ford; Bloomsbury Association
Subject: APPLICATION FOR PLANNING PERMISSION 2025/0680/P

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106 GREAT RUSSELL STREET
London WC1B 3NA

Proposal: Construction of decking in rear garden, demolition of existing outbuildings to the rear, replacement door/glazing to the rear at basement level and changes to shopfront and entrance door.

Application for planning permission: 2025/0680/P
Application for listed building consent: 2025/0714/L

The Bloomsbury Association objects to this, part retrospective, application for the following reasons:

1 - There have been several applications in the recent past submitted on behalf of Artemide seeking to remove the existing mature plane tree and develop the rear garden of the house for commercial use. This has resulted in the tree becoming the subject of a TPO. Given the sensitivity of the tree and the aspirations of its owner, we would have expected details of the foundation structure of the proposed decking to be submitted together with measures to ensure safeguarding of the tree's root base. We would have also expected see proposals for surface water drainage together with measures to ensure continued irrigation of the tree.

2 - It seems that the proposal is to create an external events space. If the Council is minded to approve the application, we would expect conditions limiting times of use and levels of noise and external lighting to protect the amenity of the adjoining residential buildings in Bedford Court Mansions.

3 - The vertical pane of flat glass on the right (eastern) side of the shop window should be replaced with new curved glass to match the original curved glass still existing on the left (western) side of the shop window. See attached photos.

Stephen Heath
On behalf of the Bloomsbury Association

*The Bloomsbury Association is dedicated to the preservation and enhancement of Bloomsbury.
Its registered address is 5 Willoughby Street, London WC1A 1JD*





