

Local Plan Policies

The development appears to breach Camden's own height and design policies for conservation areas, particularly regarding appropriate scale and materials in historic contexts.

Additional Concerns

Residential Amenity Impact

- Minimum 2 years construction disruption for surrounding residents
- Potential daylight/sunlight impacts on neighbouring properties requiring assessment
- Wind microclimate effects from increased building height

Cumulative Impact

Combined with other developments (referenced 120 Holborn works), this creates excessive cumulative disruption and environmental change to the area's character.

Inadequate Justification

The application description deliberately omits the 5-storey height increase, suggesting awareness that the scale is inappropriate. No compelling justification has been provided for such substantial harm to heritage assets.

Conclusion

This proposal represents overdevelopment that prioritises commercial gain over heritage protection. The confirmed viewing corridor breach alone should result in refusal, whilst the cumulative heritage and design harm makes approval contrary to established planning policy.

I urge the committee to refuse this application and encourage a redesigned proposal respecting the area's historic character and established height parameters.

I request notification of the committee decision and any future related applications.

Yours sincerely,

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