

23<sup>rd</sup> July 2013

Camden Planning [planning@camden.gov.uk](mailto:planning@camden.gov.uk)

RE: **APPLICATION FOR PLANNING PERMISSION 2013/3880/P**  
251-258 Tottenham Court Road, 1 Bedford Ave, erection of an eight storey building etc.

I write to object in the strongest terms to the proposed development 2013/3880/P. I live in Bedford Court Mansions, on an aspect and on a floor directly affected by the proposed development. The deliveries to the proposed development will come directly beneath my windows, and daylight and sunlight to my property will also be affected.

From the beginning of the so-called 'consultation process' with the developers, I along with other residents of Bedford Court Mansions raised our concerns, but we have been ignored. The 'studies' carried out by the developers were unprofessional and insulting - they did not bother to study our part of Bedford Court Mansions, only another property, and they 'traffic' tests they carried out were in restricted hours, not when the main part of deliveries would be made. They attempted to distract us with technical jargon that we later discovered was irrelevant and meaningless. The developers are claiming that the proposed development will have minimal impact on Bedford Court Mansions, but this is simply not true. There are 142 households in and adjacent to Bedford Court Mansions who will be affected by the proposed development, in the following ways.

- We will be disturbed night and day by service and delivery vehicles, which can only come down Bedford Avenue and Adeline Place.
- Our sunlight and daylight on the Adeline Place and Bedford Avenue facades will be adversely impacted by the new development.
- During construction we will be disturbed because all construction vehicles and materials must come down Bedford Avenue and Adeline Place.
- The building is ugly and not in the spirit or style of the Bloomsbury Conservation area. To say it matches existing buildings in Tottenham Court Road is no justification. They represent an architectural and functional blight the council should be trying to remove.

Time and time again the concern and wellbeing of Camden residents in this area have been sacrificed to commercial interests. This development has been proposed entirely without consideration to residents. We have been ignored and fobbed off. The proposed development will permanently lower the quality of life in this heritage area of Camden. Do not grant planning permission to this application. I wish to be kept aware of developments in this case.

Dr L. K. O'Connor, [REDACTED]

Email: [REDACTED] do not release my contact details to developers

