

Butler, Clare

From: Joseph Capp [REDACTED]
Sent: 23 July 2013 13:13
To: Planning
Cc: McDonagh, Conor; Harrison, Adam (Councillor)
Subject: APPLICATION FOR PLANNING PERMISSION: 2013/3880/P
Follow Up Flag: Follow up
Flag Status: Orange

23rd July 2013

Dear Sir or Madam

251-258 TOTTENHAM COURT ROAD AND 1 BEDFORD AVENUE LONDON W1T 7RB

APPLICATION FOR PLANNING PERMISSION: 2013/3880/P

Erection of an eight storey building plus basement level for a mixed use development comprising retail use (Class A1) at part basement and ground floor levels and office use (Class B1) at part ground and first to seventh floor levels with associated plant in basement and roof, following complete demolition of existing retail/office buildings

Further to several consultations with the development team of this project I cannot see that any feedback made by local residents was seriously taken into consideration or resulted in solutions addressing their concerns in the submitted application. It is very disappointing that other than attending to doubts on the impact of daylight and sunlight and taking steps to reassure on this aspect all other matters do not appear to have been looked at. On this basis I object to this application in its current form and make the following comments:

<!--[if !supportLists]--> <!--[endif]-->Primary service/delivery vehicle access and refuse collection is proposed from Bedford Avenue which is predominantly a residential street. Some 142 households live along this route and will be seriously affected by traffic noise
 <!--[if !supportLineBreakNewLine]-->

<!--[if !supportLists]-->• <!--[endif]-->Primary access during construction is from Bedford Avenue and Adeline Place

<!--[if !supportLists]--> <!--[endif]-->The proposal sets a precedent in terms of height and service vehicle access for future redevelopment of other buildings in Tottenham Court Road
 <!--[if !supportLineBreakNewLine]-->

<!--[if !supportLists]--> <!--[endif]-->The proposal ignores the sensitive context of the Bloomsbury Conservation Area
 <!--[if !supportLineBreakNewLine]-->

<!--[if !supportLists]--> <!--[endif]-->Projection of a frame to each shop unit on the Tottenham Court Road frontage will create 'urinals' between them, which will also encourage anti-social behaviour. Although discussed the proposal has not taken this into account
 <!--[if !supportLineBreakNewLine]-->

<!--[if !supportLists]--> <!--[endif]-->The design of the building is uninspiring and monotonous. It may reflect the commercialism of Tottenham Court Road but does not introduce the entry into Bloomsbury with sufficient sensitivity
 <!--[if !supportLineBreakNewLine]-->

24/07/2013

<!--[if !supportLists]-->• <!--[endif]-->The treatment of the facade on Morwell Street at ground level offers some improvement to the streetscape but may still invite anti social behaviour, as there is limited visual engagement between those in the street and those on the ground floor of the building. Shops cannot activate side streets without compromising their primary frontage and a sub-station is dead frontage.

Yours faithfully

Mr Cappellazzi

