

**Butler, Clare**

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**From:** Chris Szczurowski [REDACTED]  
**Sent:** 23 July 2013 11:15  
**To:** Planning  
**Cc:** McDonagh, Conor; Harrison, Adam (Councillor)  
**Subject:** 2013/3880/P

**Follow Up Flag:** Follow up

**Flag Status:** Orange

Planning application reference **2013/3880/P** and the address for the buildings to which the redevelopment proposal relate, which are 251-258 Tottenham Court Road, London W1T 7AB with 257-258 Tottenham Court Road, London W1T 7RE and 1 Bedford Avenue, London WC1B 3AS.

Dear Sir/Madam ,

May I register my opposition to the proposed planning permission on Bedford Avenue.

There will be a material loss of privacy from this building. Furthermore there will be a loss of light due to the construction along with a large increase in overshadowing. The design of the building along with the creation of a new basement will have a structural effect on our foundations. This will cause significant damage to our property as a result. I am concerned that the excavation of the building will leave ever lasting damage to our property.

The noise of the project will inconvenience both our tenants and the neighbours. This sort of work will take probably 3 years to complete. This will be a significant inconvenience. The extra traffic on the road from the workers attending will cause a problem. It will impede other residents ability to park in the area. There will be untold additional dirt and pollution from the works. This is already one of the busiest areas in the country.

I would imagine that most of the material objections on the planning portal are met by this proposed work.

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

Kind regards

Chris

Chris Szczurowski

Property Manager

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24/07/2013

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