

Dike, Darlene

From: Sexton, Gavin
Sent: 01 September 2014 17:11
To: Planning
Subject: FW: Consultee letter for PlanningApplication Application: 2014/5034/P

Please log this as an objection to the above planning application

Gavin
Principal Planner

Telephone: 020 7974 3231

From: Bloomsbury Conservation Area Advisory Committee [mailto: [REDACTED]]
Sent: 20 August 2014 10:13
To: Sexton, Gavin
Subject: Re: Consultee letter for PlanningApplication Application: 2014/5034/P

Bloomsbury Conservation Area Advisory Committee

c/o Hugh Cullum Architects
61B Judd Street
London WC1H 9QT
[REDACTED]

Dear Gavin,

We were shown the proposals and asked by the applicant to consult on this proposal five weeks ago. As a consultation exercise that was somewhat hollow as clearly the scheme was about to be submitted in any case and there would have been no time to take on board any comments we might have had.

In any case, we do object to the proposals and the reasons are outlined below.

Kind regards,

Hugh Cullum

BCAAC

UCL Laws proposals for Bentham House and adjoining property - Bloomsbury Conservation Area Advisory Committee comments

Overall the committee feels that the proposals as they stand would be harmful to both the listed building and to the conservation area.

The proposed additional build at the rear of the property is excessively large. It completely fills in the centre of the block, disregarding the established pattern of tall buildings fronting the street with gardens and/or low extensions behind that preserve the leafy openness of the block centre. While not immediately visible from public space this quality is nonetheless enjoyed currently by the other surrounding buildings.

We also feel that the proposal at the rear almost completely masks the existing rear facade of the listed building. While we appreciate the need for connectivity between the two law faculty properties we do not see why this connectivity needs to be on every floor right to the top of the building. A connection on the ground and first would surely serve the purpose. By internalising the existing facade its nature is completely changed and, as a cherished listed building, this is something to be avoided or minimised.

Finally we feel that the proposed new building onto Endsleigh Street is a rather timid 'stripped down' version of Bentham House with none of the detail, inventiveness or spirit of the listed building which it seeks to become part of.

It may be that a better approach would be brick and stone to create a building which complements Bentham House rather than simply diluting it.

Hugh Cullum for BCAAC

On 5 Aug 2014, at 09:51, Sexton, Gavin wrote:

Please find attached Consultee letter for PlanningApplication application 2014/5034/P

Y2014/5034/P

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