

Gentet, Matthias

From: Smithson, Annette
Sent: 24 July 2014 11:20
To: Planning
Subject: FW: Re application no. 2013/4275/P and related application 2013/4378/C

FYI

Annette Smithson
CSO
Culture and Customers
Culture and Environment
London Borough of Camden

Telephone: 020 7974 1630
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1st Floor
Roy Shaw Centre
3-5 Cressy Road
London NW3 2ND

Please consider the environment before printing this email.

From: Anastasia 14 [REDACTED]
Sent: 13 July 2014 6:51 PM
To: RSCDevelopmentControl
Cc: Planning and Public protection
Subject: Re application no. 2013/4275/P and related application 2013/4378/C

Dear Sir/Madam,

I am writing to set out my objections to application numbers: 2013/4275/P and 2013/4378/C.
I am a resident of the Fire Station at 14 West Central Street (a residential building which contains 7 flats).
The Fire Station is located directly opposite the site of the proposed redevelopment at 16-18 West Central Street.

All of the windows to my flat (which is located on the third floor) face onto West Central Street. The proposed redevelopment to the site opposite my flat will have a significant adverse impact upon my privacy as the new development will overlook all of the windows to my flat.

Further, the development will also reduce the daylight and sunlight to all of the windows to my flat (as demonstrated by the Deloitte report, 'Daylight, Sunlight and Overshadowing').

I also note that the planning application includes a proposal for A1-3 usage. Given the longstanding noise and nuisance problems which the residents of West Central Street and the immediate surrounding area had to endure for years whilst the nightclub was operating, I invite the Council to be sensitive to and mindful of the previous problems, and to reject any applications for uses which will create noise and nuisance problems in what is now a quiet street.

Please kindly acknowledge safe receipt of this email.

Yours faithfully,
Anastasia Karseras

Gentet, Matthias

From: Smithson, Annette
Sent: 24 July 2014 11:20
To: Planning
Subject: FW: Former Den site - Application 2013/4275/P - submission to D.C.C. Tues 15th July

FYI

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Please consider the environment before printing this email.

From: [REDACTED]
Sent: 13 July 2014 11:45 PM
To: RSCDevelopmentControl; Planning and Public protection
Cc: secretaryBPRA@hotmail.co.uk
Subject: Former Den site - Application 2013/4275/P - submission to D.C.C. Tues 15th July

Please include this as a written submission to the committee, for the above application:

I am a resident in Stedham Place, 150m from the site, which is visible as I enter and leave my home.

The proposed development is an insensitive design that doesn't preserve or enhance the character of the area. The buildings are recognized as having group value and no 16 west central st is listed in its own right, although it will be lost to the new build;

Residents in New Oxford Street will lose light beyond the levels acceptable in BRE guidelines. Therefore clear policy ground exist to reject this application.

Most of all, approving this application would be a lost opportunity to make something distinctive from this group of buildings, which are in very close proximity to the proposed new Princess Circus public open space. Our area deserves better.

Please reject this application, so that we have the chance to benefit from a more enlightened scheme instead.

/ends



To: Planning D.C.
From: Helen Mc Murray
Secretary, South Bloomsbury T.R.A.

35 Museum Chambers
Bury Place
London WC1A 2JA
13th July, 2014

Dear Sir/Madam,

16A/B 7 18 West Central St - 10-12 Museum St - - 35,37 & 39-41 New Oxford
St / Application 2013/4275/P

I am writing to object to this application on behalf of the South Bloomsbury
Tenants' & Residents' Association.

Our residents' association was not consulted about this application and so we
were not aware of the proposal until very recently. Additionally, the residents I
have spoken to in West Central St do not recall receiving any notification of the
development, so their views have gone unheard. With the memory of 'The Den;
nightclub still very fresh in the minds of those who lived next to it, we would
have expected a large degree of interest in any new development.

It is not clear whether this was an oversight by Camden Council or perhaps a
problem with TNT postal deliveries, of which there have been many, but the
result has been that the residents who stand to be most affected by the
development have not had an opportunity to comment.

The concerns of our T.R.A. relate to, the loss of historic buildings in the
Bloomsbury Conservation Area and the argument presented in the planner's
report (6.5.11) that it is necessary for controlling anti-social behaviour, the lack

of consultation with residents in West Central St., and the loss of amenity for these residents.

As a local residents' association, we were very much involved in the campaign to close 'The Den,' night club, organizing the first public meeting for residents to discuss the extent of the anti-social problems and to decide on a way forward; we made subsequent representations to Licensing Hearings and the Magistrate's Court opposing the owner's Appeal against closure. Therefore we very much welcome the re-use of the building for other purposes.

However, had there been some consultation with the immediate neighbours in West Central St., (and residents in neighbouring streets who were similarly affected by the nightclub) they may well have had their own ideas as to how the site should be re-used, for example, as a quiet community space e.g. as a recording studio or for recitals but they have been denied that opportunity. It certainly does not follow that it is necessary to destroy a beautiful grade II listed building - No.16 West Central St - and the adjoining buildings of similar style and character in order to prevent noise nuisance and anti-social behaviour!

We are further concerned about residents' amenity as a result of the build upwards. The additional height on West Central St, (west), may have negative implications around issues of privacy for residents. For No.33 New Oxford St., it seems that the occupants' amenity will be unacceptably impacted in terms of light at the rear to 1st and 2nd floor level. We would urge that there should be an opportunity for residents to be fully consulted and for them to have the choice and, given the cumulative impact on VSC, an opportunity to decide on whether or not they would prefer to commission their own full Daylight and Sunlight report.

We cannot agree with the assertions in 6.7.3 of the officer's report that, " the proposed building is sympathetic to the style and presence of the West Central block ..while also respecting the special character of the adjoining Gde II listing building."

Nos 16 A/B & 18 West Central St are of interest in their own right as a bold expression of the classical style with large entrances originally for commercial use. A more imaginative design may have been able to make the most of these features with an alternative use, conserving the site in the process.

The current design proposal to demolish these buildings on West Central St. South as well as No. 16 will destroy the architectural harmony and character of the whole site which also relates well to the buildings on the N side of New Oxford St., of a similar period and style and characteristic of Bloomsbury. The site gives a strong indication of the original street plan and both sides provide views north to the British Museum. The new build in place of the listed No. 16 West Central St will be visible from Coptic St and will 'jar' as it will fragment the view of the streetscape looking south.

We believe this important location deserves to be treated with greater sensitivity and, given the years of anti-social activity that afflicted the lives of local residents, they deserve to have their voice heard on any new development.

Yours faithfully,

Helen Mc Murray

Secretary, South Bloomsbury T.R.A.