

THE CHING COURT ASSOCIATION

19-27 Mercer Street, and 1-19 Shelton Street, and 45-75 Monmouth Street, and 2-5 Ching Court
in Seven Dials, Covent Garden, London WC2H
mail: info@ChingCourt.com

G. Whittingham Esq
Planning Officer
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Argyle Street
London
WC1H 8EQ

Via email to: ppp@Camden.gov.uk, and
Gideon.Whittingham@Camden.gov.uk

19th November 2015

Dear Mr. Whittingham,

Re. Application number 2015/5617/P, relating to 'St. Martin's House'
65-75 Monmouth Street & 1-9 Shelton Street, and backing onto Ching Court, London WC2H 9DG

As you know, the Ching Court Association represents residents in 19 dwellings adjoining and facing the rear of the building that is the subject of redevelopment. We write this letter to comment on this additional application made by Shaftesbury plc., which seeks to alter the frontage of the apex of the building at all levels.

We would ask you to refuse this application because we feel that it would make a substantive and undesirable change in the distinctive appearance of the building at its most public face. The building has consent for office to mixed use already, but the approved applications did not involve much change in its appearance. However, this additional application would remove the characteristic projecting pointed bay windows and the interesting top floor balcony from the angled frontage, and replace them with flush windows and almost flush 'Juliette' balconies to all floors.

In our opinions, this change would be retrograde, and tamper with the cohesive character of the overall block as redeveloped to designs by Terry Farrell in 1984. The triangular block (bounded by Shelton, Monmouth and Mercer Streets) is famous for its design, mixing high quality 1980's ideas with 17th century buildings and elements referencing its 18th – 20th century use as an ironworks. Groups of students and architects from all over the world are regular visitors to Ching Court. And the outer corner is viewed by large numbers of people every day, looking Northwards up Upper St. Martin's lane from the busy junction with Long Acre.

Please contact us if you would like any clarification.

Yours sincerely,
- the Committee.

*Please post any hard copy documents c/o D. Loth, Flat 3, 13 Shelton St. London WC2H 9JN.
Email address: info@ChingCourt.com.*