

Gentet, Matthias

From: [REDACTED]
Sent: 21 April 2016 16:18
To: Nicholls, John
Cc: Planning
Subject: 2016/1138/P Planning Application - Objection

Re: Application 2016/1138/P, 45 Great Russell Street WC1B 3JL

We are owners of the adjoining premises, 46 Great Russell Street, and have been here since 1986. The application will have a significant effect on our property.

We object to the proposed higher back extension as presented in this application.

We do not object to a possible increase in height in principle, but the present proposals which require an increase in height of party walls - to three separate properties - of 1.3 metres, is excessive and will affect light to these properties. The present ridge is already higher than neighbouring properties - except for the central Old Stables which has a much larger footprint than the adjacent 'gardens'.

The suggested flat roof design is inappropriate and ugly. The increased height of the current proposal which the applicants say is only 200mm above the current ridge - is an increase across the whole flat roof.

A more aesthetically-pleasing ridge roof which does not raise the height of party walls - which are pretty much uniform in the back area bordered by GRS/Coptic St./Little Russell St./Museum St. - might be acceptable.

We would also point out that the houses fronting GRS were constructed c.1730 and that the back extension which the applicants wish to rebuild was originally the garden through which access to the central stables block could be made.

We have not been approached by the applicants to discuss the proposals which clearly have party wall implications.

To conclude: We urge Camden Planning to reject the proposal.

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Janet Nassau

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