



2016/0321/P Hannah Lloyd 31/03/2016 11:14:06 OBJ I reside directly opposite No 6 Coptic Street. I strongly object to this repeat planning application that

has previously been rejected. Points for your consideration below:

1. Effect on Conservation Area// Local Planning Policies//

Number 6 Coptic Street sits firmly within the Bloomsbury Conservation Area (BCA), close to the British Museum and other areas of historical interest. Despite all the changes Bloomsbury has seen over the years, it remains London's foremost example of a planned 17th and 18th century urban environment, and should be protected. With reference to the Townscape Appraisal Map (Reference e08094, Camden documents), I note that number 6 Coptic Street is listed as a building that makes a positive contribution and enhancement to the conservation area. With reference to the Bloomsbury Conservation Area Appraisal and Management Strategy (adopted in 2011), I also note that "notable views to landmarks within the Conservation Area assist orientation and navigation" including "views North along Coptic Street". Article 5.116 makes particular reference to the parapet line of Nos 5-10 Coptic Street in contributing to the special character of the street. The row of houses on Coptic Street are strong examples of some of the few remaining Georgian terraced houses in the area, on a street that connects some of the famous squares, and ushers many tourists and visitors from the Soho and Coven Garden area towards the British Museum on Great Russell Street. Coptic Street, in particular, is of architectural and historical significance having been built by the Duke of Bedford in the mid seventeenth century. Coptic Street has some idyllic references to architecture of both the later 18th and 19th centuries, and is home to the Dairy Supply Company, dated 1888, and is of particular architectural significance.

With regards the particular plans to erect a mansard roof at Number 6 Coptic Street, a mansard roof is entirely out of keeping with the row of terraces of which No 6 is part. No other terraces on Coptic

Street have a mansard roof. The existing roof line of the three terraces, as referenced in the BCA documents, is largely unimpaired by any extensions or alterations. The current roof of Number 6 Coptic Street continues to have chimney pots in the original character of the building. The proposals are therefore not only out of keeping with the street, but also with the era in which the buildings were built. Presuming those who are responsible for safeguarding the BCA area are serious about protecting the character of the area then plans to extend Number 6 Coptic Street by two stories, with an additional roof extension will understand this is detrimental to the area. A roof extension will have an adverse effect upon the architectural integrity of the building and its setting, the character and appearance of the area or the amenity of neighbouring occupiers.

Other Objections:

2. Loss of Light/ Overshadowing/ Loss of Privacy

I live directly opposite No 6 Coptic Street, on the fourth floor of 1 Little Russell Street. My South West facing windows are aligned directly opposite Number 6 Coptic Street, whilst the remainder of my flat faces North. The erection of a further two stories of building will block my current view, and will also block any light which enters into my flat. Furthermore, I have a small balcony directly opposite No 6 Coptic Street, and two story extension will directly impact my privacy and the only outside space which I have available to me.

3. Adequacy of Loading/ Parking & Turning

As referenced in several documents, Coptic Street is a narrow street and one which is one-way traffic. The street provides a key thoroughfare for tourists, residents, businesses and local students between Bloomsbury Way and New Oxford Street towards the British Museum, Russell Square, UCL, Senate House and the like. The street is already under pressure for residents parking, and loading of local restaurants and the street cannot afford to take on additional flats with additional residents.

Further, the logistics for building work taking place on the street will be too much pressure for the road to take. Vehicles associated with the construction will adversely affect not only local residents and pedestrians, but also local businesses including Konaki Greek Restaurant (No 5 Coptic Street), Bi Won (24 Coptic Street, opposite), Pizza Express (30 Coptic Street), Cocoro (No 25 Coptic Street). All of these restaurants are aligned along a very narrow street in a very small space. Further, vehicles serving the Plough Pub (27 Museum Street, but access on Little Russell Street) need to be able to drive down Coptic Street back onto Bloomsbury Way. These vehicles make early morning deliveries everyday.

4. Noise & Disturbance

A great deal of repair works and building updates have been taking place on Little Russell Street and Coptic Street in the past year. Number 1 Little Russell Street is home to several extremely unwell, and vulnerable residents to whom this would have a significant impact on their lives. The ongoing building works along the streets have had a significant and adverse impact on my working life – I am conducting doctoral research and additionally work from home. The noise generated both by building works is a particular inconvenience and impact negatively on all of the local residents living in adjacent properties. This is further compounded by the early deliveries for local restaurants and public houses, as well as late night revellers in the local area. If building work were to go ahead it would make the area a 24/7 noise trap, which has a significant impact on the health and welfare of local residents.

Many thanks for your consideration

