



Dear Sir/Madam

I apologise for my late response to your email below, but you have given us a very short period for reaction to a very large number of late published documents by the planning applicants. In addition, I have unexpectedly been abroad for the last week and furthermore our BT telephone and internet access have been out of service in Bedford Court Mansions for over a week.

Having had a chance now to review these new and revised documents I wish therefore to strongly repeat my objections and great concerns on these planning applications for the following reasons:

1. Danger to the life of the valuable Plane tree: The removal of this wonderful and historic London Plane tree would be a disaster for our well-being and for the immediate environment where we live. The tree is in the last of the remaining gardens at the rear of Great Russell Street and lies directly outside the windows of our bedroom and living room. Like all such trees in this very built-up and urban sprawl, it restores a small amount of a natural environment to our lives. Many birds use the tree for their habitat and give all residents great pleasure with their singing in the mornings as they collect material for their nests from this tree. Such trees also provide protection from noise and the ugly views of ventilation etc. equipment that have been installed on the listed buildings in Great Russell Street over the years. The tree is also acting as a major natural filter to remove some of the air pollution and noise pollution which exists in this part of Camden. It also provides a certain amount of privacy from the views to our home from the many offices that have been installed in the houses of Great Russell Street. Whilst this large tree clearly needs maintenance and pruning from time to time, the total removal of it or endangering of its life, which is likely to be caused by the proposed works to the building, would be a complete disaster for our lives.

2. As in previous attempts by the owners of this property to extend the footprint of 106 Gt Russell Street rearwards towards our domestic property, this would lead to major noise and dirt problems for us during construction and later also privacy intrusions on us due to the proposed extension of this very close neighbouring property. The current rear elevation and state of the valuable historical garden of 106 Gt Russell Street is in a despicable and disgraceful state. The elevation has not been cared for in many years. The paintwork and stonework is crumbling. In fact some years ago we witnessed a burglar clambering in the early morning hours out of one of the windows of this property and he almost fell to his death as the window sill was so decayed that it crumbled under his weight! So what is needed is a repair and redecoration scheme of the rear elevation of this property and not a modern extension!

3. There are also references in these new planning application documents to further air conditioning plant. We already suffer greatly from excessive noise from various air-conditioning plants on neighbouring buildings. Some of which we understand have been installed without Camden Council approval. Some years ago officers from the noise abatement department from the Camden Council visited our property and agreed we were already being subjected to excessive noise from these plants. Therefore, any approval of yet more air-conditioning plant on this building must be completely rejected.

We also fully support the more detailed analysis and objections of the Bloomsbury Association in their detailed submission on these planning applications and the arboricultural advice from RGS Arboricultural Consultants attached to that submission must be fully and properly considered.

For all of the above reasons we strongly urge Camden Council to reject these planning applications. Please keep us informed on the further progress of these applications.

Regards

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