

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3411/P	Eric Wright	4 Bloomsbury Square	03/08/2016 15:18:16	OBJ	I strongly object to this application on the basis that the increase in residential units at this location will increase the already large amount of rubbish that is placed outside of 25 Museum Street. I also object in that the applicant already has another residential development in the same building underway and appears to be trying to disguise a larger development plan by applying for permission in parts, thereby not allowing adequate consideration for the overall effect. I also find that the attempt to appear to have marketed the existing office space is a ploy to gain acceptance while no real attempt was made.

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2016/3411/P	Ms C Ward	Flat 13 1 Little Russell St WC1A 2HR	03/08/2016 14:46:11	OBJ	<p>Objection to application 2016/3411/P concerning 25 Museum Street WC1</p> <p>I strongly OBJECT to the application on the following grounds:</p> <p>Change of use from commercial to residential, where there is clear demand for commercial premises in the area. Camden Council has an exception in the central zone from the new permitted development rights to convert offices to homes, which appears to have been ignored.</p> <p>Please note that I am a tenant, and as such seek only to secure my right for quiet enjoyment of my residence. I have no concern for property value. This appears to be a ruthlessly commercial scheme, with no due consideration given to the needs of a globally significant conservation area.</p> <p>The applicant has already commenced other works, that are impacting air quality and noise levels of the immediate area.</p> <p>No notice was placed on Coptic Street, a street directly to the rear of the site, and the main access route for the majority of direct neighbours.</p> <p>I call your attention to the document: Design Access and Lifetime Homes Statement</p> <p>Point 2.2 Internal Views - Second and Third Floor photos proposed to "show that there is little character in terms of period details" are blurred and camera is pointed to the floor</p> <p>Point 4.3 Waste Management additional household waste from proposed development (which by government figures accounts for nearly 50% of food waste) is to be left on the street. This will increase attraction of vermin to the street and contribute adversely to the character of this main approach to the British Museum and the conservation district as a whole.</p> <p>Point 5.1 Life Time Homes Assessment This fails on 7 of the 16 points required and Appendix A admits that the lift is unsuitable for wheelchairs</p> <p>Other documents:</p> <p>E3-100 ELEVATIONS: drawings do not include roof extension under construction, as such the application proposal ignores that fact that one additional flat is already approved, thereby limiting the assumed impact of this application. I believe this is a deliberate ploy to increase the total number of flats by splitting into 2 applications.</p> <p>Appendix A: this document must have been included to prove that the existing office space was not able to be let, but the content admits that the agent was in fact unwilling to market the spaces, I must</p>

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assume that no marketing plan was ever conceived or implemented.

Appendix E: This shows a poorly placed "marketing board" which is clearly facing Little Russell Street and not visible to anyone traveling towards the British Museum on foot nor to any vehicle that must travel on the one-way museum street.

Appendices A and E therefor show a distinct lack in attempts to market the office space and do show a cynical attempt to appear to have tried in order to gain permission for this application. Appendix D is nothing more than what any agent would produce and represents no special value in the context of this application, please note that on the agents website (<http://www.glinzmanweller.co.uk/#!/museum-house/amv31>) the listing is non-functional and no images are available as of 03/08/2016.

Appendix B CBRE Office Availability Schedule: This is dated 05/06/2016 and shows 66 office spaces in an area mostly north and east of Museum Street. A search on CBRE site for offices in an area of 1 mile radius surrounding the application address area on 03/08/2016 yielded only 18 properties. It must be noted that most of the properties on offer on both sources are large newer built properties that are not suitable alternatives to the existing space that concerns this application. It is my conclusion that the information provided on Appendices B and C are not a true representation of the availability of like office space in the area and these should be disregarded.

I would like to be kept up to date with being informed about the committee date for this application
