

77 BEDFORD COURT MANSIONS

BEDFORD AVENUE

LONDON WC1B 3AE

3rd September, 2016

Planning Application: 2015/6422/P

Application for Listed Building Consent: 2016/0354/L

To Laura Hazelton: Camden Planning

Dear Laura,

This is to state our full support for the objections originally raised and recently reiterated by the Bloomsbury Association against the applications above and recent amendments.

The proposals have a poor and inadequate quality of design and would have an unfortunate impact on a Listed building in the Bloomsbury Conservation Area. In addition, the proposals probably endanger the London Plane Tree which is subject to a TPO. The Tree is very much valued by local residents who would be extremely upset if it were to be threatened in any way by the owner of the building. That is why they have commissioned an independent report by a tree specialist on the state of the Tree and they do expect the Local Authority to make sure that the Tree is preserved and protected.

A large number of residents occupy the enclosed area containing the Tree as well as the rear façade of the building. This includes six floors of Bedford Court Mansions, as well as postgraduate student accommodation at the London branch of Florida State University. The building is a fine Listed house of historical significance as the former home of the Pugins. Unfortunately, the rear façade has been neglected for years and allowed to become an eyesore. The walls are badly in need of attention and covered with green slime as a result of leaking gutters and broken pipes. The render is cracked and crumbling and the windows sills rotting and broken. Before the application is considered the building should be inspected by a Planning Officer.

It is possible that the owner of the building does not fully appreciate its historic importance and wishes to make use of it simply as a commercial proposition.

Also, no awareness is shown in the Applications of the considerable amenity value to the local resident community of the rear façade of the building and the Tree contained in its garden. The trunk of the tree is within a few feet of windows at the rear of Bedford Court Mansions. The sight of the Tree and its foliage is a highly valued amenity for a large number of local residents. They are also concerned about a number of practical issues including rubbish disposal and the siting of heat exchange units. These are not dealt with in the Application.

The building is being used on a regular basis for corporate entertainment and a showroom has been created overlooking the rear garden. This subjects the area to light pollution as well as noise resulting from the assembly of large numbers of people drinking alcohol. Usually, these parties spill out into the garden. We believe that the Application is intended to enhance these functions which are already causing some nuisance. The light showroom illuminates the area in a lurid manner and should be screened.

We believe that the owner of the building must be made aware that it is listed and contained in the BCA. This has important implications that he should be made fully aware of. In addition, the building and its garden containing the Tree are part of a heavily residential and fully enclosed space and the amenity of the environment should not be compromised or damaged in any way.

The Applications must be rejected and the owner made aware that the building is listed and part of a neighborhood. The façade of the building as well as the garden and Tree are an important part of the local environment.

Dr Sean Glynn.

Mrs Patricia Glynn.

77 Bedford Court Mansions.