

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/7092/P	Trevor Shonfeld for BRAG	c/o 94 Judd Street London WC1H 9NT	17/02/2017 00:42:43	OBJ	BRAG (Bloomsbury Residents Action Group) was formed in May 2016 to be a Voice for residents who live in WC1, a corner of central London that is rapidly becoming a focus for new development proposals, which seem to have little interest in the wellbeing of the permanent residents who live nearby. BRAG objects to the application submitted for 3 Bernard Street as this will change the ambience of the shop from a newsagent, quietly selling confectionary, newspapers, souvenirs, tobacco and similar products to the Detox Kitchen, which requires ancillary plant to mitigate the impact of food preparation, including heat pump condensers on the rear elevation. A parapet may prevent visual intrusion into the street scene, but the four items of plant equipment will have an adverse affect on the residents of the three upper floors of the building, especially when they have their windows open. As the application causes harm to residential amenity, it should be refused under Camden's Policy DP26, which aims to protect the quality of life of neighbours and occupiers. The application is described as 'commercial minor alterations' which seems totally inaccurate considering the intention to demolish existing structures within the rear yard area, replace these with a new and larger storey extension, alter the shop front on Bernard Street and create a new secondary shopfront on Herbrand Street. The demolition and construction of the extension will be far from 'minor' and will also impact negatively on the wellbeing of the resident occupiers.
2016/7092/P	Debbie Radcliffe for BCAAC	c/o Hugh Cullum Architects 61B Judd Street London WC1H 9QT	17/02/2017 00:00:19	OBJ	The Bloomsbury CAAC objects to the application submitted by Detox Kitchen for proposed alterations to 3 Bernard Street. The shop front must be seen within the overall context of the street scene to the south of the street. This is a Georgian terrace with a very distinctive structure and character. The choice of façade colour and shop window materials does not reflect the heritage windows of the floors above. Most terraces of this period were originally constructed as residential properties throughout, with shops added later to the ground floor, as the area became more commercialised. The commercial element of the façade must however remain in keeping with the host building. The applicant's design includes aluminium window frames (alien to the host building) as is the turquoise 'brand colour' which will look glaringly out of place within the street scene. The buildings on the opposite side of the road may be 20th century, but No 3 Bernard Street lies within the context of the historic 19th century terrace and should be respected as such. Reference to Tesco Express and Pete a Manger opposite is irrelevant. The Design and Access Statement refers to the provision of a secondary shopfront to Herbrand Street but there appears to be no accompanying elevation drawings to support this. BCAAC objects to this intervention in principle as it is not in keeping with the existing street scene and therefore does not enhance or preserve the conservation area according to DP25 – Conserving Camden's Heritage. Likewise our objection to the materials and design of the shopfront itself.