

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Consultees Addr:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2017/0618/P	A.J.S. Jennings for Bloomsbury CAAC	Flat Z 12-18 Bloomsbury Street WC1B 3QA	07/04/2017 19:34:16	OBJEMAIL	<p>This application would have an impact on the Bloomsbury Conservation Area and therefore the impact of its scale on the setting must be carefully considered. Bloomsbury CAAC objects on the basis of excessive scale and footprint - it is overdevelopment. Castlewood House was carefully designed in a T-plan to create open space, which would be completely destroyed in this proposal, which is excessive in scale and height. The height of Central St. Giles is not appropriate as a precedent for the height of any development on this site. As a result of its bulk and proximity, residents across the road would suffer substantial loss of the present amenity compared with the comparatively small footprint of the existing site. If the total square footage of the site were to be allowed to be increased, this would need to be mitigated by creating a substantial area of public open space fronting onto the road between it and Central St. Giles in compensation, which should be attractively soft landscaped, and the design needs to be properly and sensitively rethought accordingly. The extension to Medius House is also too substantial and the present design is totally inappropriate in character to the existing retained façade and must be rethought completely.</p> <p>A.Jennings for Bloomsbury CAAC</p>

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