

[REDACTED]

From: [REDACTED]
Sent: 11 April 2017 21:49
To: Planning; Dempsey, Matthew
Cc: [REDACTED]
Subject: From BCAAC: Application Ref 2017/0922/P - AMENDED, PLEASE READ & FILE THIS EMAIL
Attachments: Access route_7 Brownlow Mews.jpg; View inside garage_7 Brownlow Mews.jpg
Follow Up Flag: Follow up
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[REDACTED]

I understand Tania Skelli-Yaoz, the officer dealing with this application, is on leave. I am sending to both emails indicated in her automatic response.

Please will you make sure our objection and comments on this application is registered. Thank you.

Debbie

Dear Tania Skelli-Taoz

I am responding to this application as a member of the Bloomsbury Conservation Area Advisory Committee.

I have viewed the premises from Brownlow Mews [from outside] and must admit that the garage area does not seem remotely "derelict" (contrary to the application description) but a space that could be used for the purpose for which it was designed, ie a garage. It would suggest that the applicant is wishing to make an opportunistic intervention, which is inappropriate in terms of its setting within Brownlow Mews.

BCAAC objects to the application as it is clearly an over-intensification of the site and although the host building is not listed, the use of timber slats is not in keeping with the character of the mews, ie the existing street scene. The proposed new front door of blackened timber is also visually jarring. The application proposal would therefore be detrimental to the character and appearance of the host property, the mews itself and thus the Bloomsbury Conservation Area, contrary to Camden's development policy DP25.

I also understand from the existing residents of no 7 Brownlow Mews, whose flats are above this garage, that this is an access way and means of escape in case of fire from 99 Grays Inn Road. Two photos are enclosed which show the garage (not derelict) and the designated access route. I would have thought that creating a residential studio flat in this space would contravene fire escape regulations? As there is a negative impact on existing occupiers, the application should also be refused under DP26 (Managing the impact of development on occupiers and neighbours).

I understand that the last date for comments was 5th April. As you must be aware, we are a small group of volunteers, juggling BCAAC work with other professional commitments, and inevitably we have to prioritise our workload. I would appreciate confirmation of this email and acknowledgment that our comments will nevertheless be taken into consideration.

Kind regards

Debbie Radcliffe
for BCAAC
c/o Hugh Cullum Architects
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[REDACTED]