
From: Tom Berman <[REDACTED]>
Sent: 12 April 2017 21:49
To: Jones, Evelyn
Cc: Parry, Rachael
Subject: Ref. Planning Application No. 2017/1261/L

Dear Madam,

Ref. Planning Application No.
2017/1261/L

I wish to **OBJECT** to the above planning application in so far as it seeks a change of use to self-contained residential units in the buildings 57-59 Monmouth Street accessed via Ching Court.

The Terry Farrell redevelopment of the Comyn Ching triangle was a significant piece of modern development of an historic central London site. Part of its significance was the establishment of a mixed use, with residential units overlooking Ching Court on two sides of the triangle (Shelton Street and Mercer Street) and shops and offices on the third side (Monmouth Street).

If residential units were now allowed on the Monmouth Street side, these would obviously overlook the existing apartments/houses opposite, and adversely affect their privacy.

At present the only people requiring access to premises via Ching Court are those who work in the Monmouth Street addresses. These people have keys to the Ching Court gates, but they virtually always leave their offices by late afternoon before the gates to Ching Court are locked, with the consequence that in the evenings/nights Ching Court is an oasis of quiet. None of the Mercer Street and Shelton Street residents need to access Ching Court at night and in practice they rarely do so. However, this planning application, if approved, would open the way for the first time to new keyholders coming in to Ching Court at any hour of the evening or night to access their residences. This would also inevitably open the way firstly to noisy misuse of the courtyard, and secondly to the gates being inadvertently left open, which would be a magnet to drug dealers -a continuing problem in this locality of Covent Garden/Seven Dials.

I would be grateful if you would acknowledge receipt of this objection.

Yours faithfully,

Tom Berman
[REDACTED]

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