

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1918/P	Debbie Radcliffe for BCAAC	for BCAAC c/- Hugh Cullum Architects 61B Judd Street London WC1H 9QT	05/05/2017 11:01:27	OBJ	<p>The Advisory Committee objects to the continuing enlargement of B1 Office space at 4 Tavistock Place.</p> <p>We objected to the previous proposal (2016/5179/) which increased office space with rear extensions at ground, third, fourth and fifth level, which was given consent.</p> <p>There is now a new application to INCREASE the extensions even further – with additional space and window (from two to three) plus terrace on the upper levels; and a large extension of the lower ground floor which looks far from “minor” in the Design and Access statement images (section 2.5). This will extend the property even closer to the neighbouring residential dwellings in Herbrand Street.</p> <p>The decision to apply for a further extension to the proposals that were submitted less than six months ago implies that over-development by increment was a deliberate decision. Rather than applying for the very large extension scheme (as proposed now), which might have been rejected, a smaller extension was submitted for approval, which being granted, could be increased, with full knowledge that this is simply adding to a consented scheme. This seems a rather devious way to acquire planning permission by means of incremental stages.</p> <p>BCAAC objects to this application on the basis of over-intensification of development in what is already a dense central London location, which is detrimental to enhancing and preserving the Conservation Area.</p>
