

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2204/P	Eric Stuart	68A Neal Street London WC2H 9PA	15/05/2017 15:47:00	OBJEMAIL	<p>Whilst I support most of this redevelopment application, there are two aspects of the proposals to which I object:</p> <p>(1) The demolition of the "vent house". The proposal should find a way to preserve the Georgian brickwork of the Shorts Garden facing facade of the vent house, at least at 1st-3rd story levels (the ground floor brickwork need not be preseved), as is positively contributes to the conservation area, blending harmoniously with the brickwork of all of the other buildings on the south side of Shorts Gardens. The proposed replacement building to the vent house has brickwork, fenestration and an excessively high louvred plant screen that are out of keeping with, and would detract from, the conservation area.</p> <p>(2) The set back of the two story new addition to Shorts Gardens of the main 62-70 Shorts Gardens building should be increased by providing a wider terrace space to prevent overmassing at steet level. Shorts Gardens is a very narrow street and risks being turned into a canyon if the setback is inadequate.</p>

---