

[REDACTED]

From: Tom Hayes [REDACTED]
Sent: 18 May 2017 07:25
To: Enirayetan, Oluwaseyi; Planning
Cc: Helen McMurray; Helena Roden
Subject: letter of objection - 2017/1873/P

2017/1873/P
Case Officer - Oluwaseyi Enirayetan
36 - 37 Great Russell Street LONDON WC1B 3PP
Erection of external canopy to front elevation at ground floor level.

South Bloomsbury Tenants & Residents Association object to application 2017/1873/P for the following reasons;

Damage to nature of the Conservation Area

The proposed canopy will detract from the rhythm of the building bringing emphasis to the ground floor. The nature of these properties was to have a diminutive ground floor and a principal 1st floor. This would have a negative impact on the Bloomsbury Conservation Area and surrounding Listed Buildings. This is contrary to CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy as well as policies DP24 / DP25 & DP30.

Information given in the Design and Access statement states surrounding canopies as a precedent. The surrounding canopies show exactly why this conservation area should not be subject to further canopies as they soon become dirty and are poorly kept.

Drawn Information

We would like to point out inaccuracies with the submitted documents.

- The existing & proposed elevations omit a step around the ownership line. This is indicated upon the plans only.
- The existing & proposed elevations omit the existing railings. This is indicated upon the plans only. One cannot assume that the step and railings are to be retained. The LA cannot sign these drawings off as seen.
- Surface mounted shop signage. As these are only shown in elevation one must assume that they are projecting hanging signs. This is inefficient information and would either have to be omitted from this application or conditioned to give protection to the conservation area.
- Along with the signage, the pitch and fixing of the canopies is not clear as no sectional information is given. This is insufficient information to base a decision upon.
- The existing elevation has been given definition by the inclusion of shadows. This has been omitted from the proposed as it will highlight the negative impact on the internal space that the fabric canopies will have on a north facing elevation. All light through north windows should be maximised to reduce energy usage.

Kind Regards,

Tom Hayes
Committee Member of The South Bloomsbury Tenants & Residents Association