

[REDACTED]

From: Tom Hayes [REDACTED]
Sent: 02 June 2017 09:30
To: Planning; Thuaire, Charles; Helen McMurray; Helena Roden
Subject: Letter of Objection 2017/2149/P

2017/2149/P
Case Officer - Charles Thuaire

36 - 37 Great Russell Street London WC1B 3PP

Erection of rear extensions at basement to 2nd floor levels to provide enlarged retail space at basement and ground floor (as approved on 23/08/2016 ref 2016/2795/P) and three new flats (2x1 bed and 1x2 bed) at part first, part second and third floors; retention of existing office use at part 1st and part 2nd floors; creation of roof terraces on 1st floor and main roof, and associated external alterations.

South Bloomsbury Tenants & Residents Association object to application 2017/2149/P for the following reasons;

Damage to nature of the Conservation Area

The proposed roof terrace will cause damage to the conservation area and nearby listed buildings, including the British Museum. 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. This is out of character with the area and would be detrimental visually to the local area but also creates overlooking issues for nearby residential properties.

The 2 floor extension to the outrigger at the rear of the property creates an overbearing bulk which will reduce the quality and reduce long views for nearby residents. This is exacerbated by the 1st floor private roof terrace which will be used throughout the day/night and cause noise to the rear.

The lift overrun would also be visible from the street and the British Museum and is alien to the aesthetics of the local environment.

Change of use from commercial to residential

Camden's Core Strategy Plan sets out two areas of commercial growth within the Holborn area as Tottenham Court Road Growth Area and Holborn Growth Area. This along with the London Plan specifically highlights the requirement for growth in office space within central London. It is therefore against Camden's own policy to allow this change of use to take place.

It is also clear that Camden's policy to implement the Article 4 Directive which removed the right to change of use from commercial to residential under permitted development rights was put in place to prevent this type of conversion and maintain an active mix of uses within the areas.

A large amount of new office floor area has been created in the local area, however this is high end serviced office lets for larger companies and is therefore not comparable. The area needs to maintain this mix of office sizes so we would object to its removal from the available stock.

Kind Regards,

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