

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/3034/P	Richard Morgan	24 John Street	22/06/2017 15:04:06	OBJ	<p>I object to this proposed development on two grounds.</p> <p>First, it adversely affects the setting of listed buildings. The proposed rear 7 story infill will dominate the rear view of the listed buildings on John Street, dominating them in scale and altering the whole context in which they sit by filling in the current gap between the houses and offices on John Street and the lower mews buildings on John's Mews. That hierarchy has been preserved not only as between the listed houses on John Street and the mews houses behind, but has been reflected in the current arrangement of Bedford House, with the building fronting John Street not currently projecting significantly back passed the rear walls of the listed buildings, there then being a gap of similar width to the separation between John Street and John's Mews properties, with the John's Mews frontage then being of equivalent scale. What is proposed is a destruction of this flow of buildings by infilling the traditional gap between the main frontage and the subservient mews. This infill is entirely incompatible with the objectives identified in the Conservation Area Appraisal.</p> <p>Secondly, the proposed additional story, aside from being out of character and being dominant over the surrounding listed buildings, seems to envisage a substantial glazed area with a further high level external roof terrace. This does not look anything like office accommodation and instead appears to be preparatory works for an entertainment venue, bar or restaurant. It is too high, it is out of character and it threatens to generate environmental pollution, either immediately on construction or at some time in the future when the inevitable application for change of use to bar or restaurant is made.</p>
2017/3034/P	Dr Rohani Omar and Mr Tet Yap	18 John Street London WC1N 2DL	22/06/2017 11:49:29	OBJ	<p>We are residents of 18 John Street, and we strongly oppose this application. John Street is within a conservation area containing some of the most beautiful and well-preserved Georgian streets and houses in London. There are listed buildings on either side of and directly opposite the proposed development. Our objection is based on the following facts:</p> <ol style="list-style-type: none"> <li>1. The addition of another single storey above the existing building at 21A John Street will significantly affect the right to light of the terrace houses on either side of and opposite the building.</li> <li>2. It will also lead to problems of overlooking into the terraces and top floors of the houses, with resulting loss of privacy.</li> <li>3. The addition of another storey will dwarf the terraces of listed Georgian houses next to the development, detrimentally altering the appearance of the conservation area.</li> <li>4. The housing of permanent plant and large electrical equipment such as air-conditioning and heating units in this additional storey will generate unacceptable noise and disturbance to the surrounding area from their constant use.</li> <li>5. The development works will cause significant problems with noise and disruption to the residents and businesses in the surrounding area.</li> </ol> <p>We ask that you seriously consider these arguments and reject the proposed application. Thank you.</p>