

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/3034/P	Robert Bingham	Electric Marketing Ltd 22 John Street London WC1X 0HE	06/07/2017 15:47:29	COMMEM AIL	<p>As an adjoining owner at 22 John Street, a listed building which shares a party wall with Bedford House 21a John Street, I wish to object to the proposed development for the reasons set out below:</p> <ol style="list-style-type: none"> 1) This is a conservation area. It has been designated a Conservation Area in order to preserve the character and appearance of John Street. New buildings and additions to buildings must fit in with the existing special character of the area. As it stands, Bedford House just about fits in with the character of the neighbouring Georgian terrace, it being just one storey taller and just protruding by a couple of metres at the rear. The proposed changes will completely alter the appearance of John Street, with the revamped Bedford House dominating the Georgian terrace at both front and back. 2) There does not appear to be a Conservation Area Consent application in the listed documents. I believe this is required. 3) There is not enough detail within the scheme drawings showing the existing context to be able to judge the scheme properly. This is most pronounced in the rear of the buildings that too is within a Conservation Area and also affects the setting of several listed buildings. The 22 John Street rear office skylight does not even appear on the axonometric drawing of the site. 4) The scale and overdevelopment of the scheme, particularly in the rear, will harm the setting of 22 John Street and other listed buildings. 5) The scale and infilling of the rear space will harm the character of the Bloomsbury Conservation Area. 6) There will be a decisive loss of natural daylighting to 22 John Street. It is hard to believe that the provided daylighting study is accurate in pronouncing that natural daylighting and vertical sky component will be less than 10% reduction to the office skylight at 22 John Street. This needs verification as 22 John Street is so near and in the shadow of the new proposal. 7) There is the potential for noise pollution to the rear space and windows of 22 John Street from the new proposed plant facility. 8) There is no discussion in the design and access statement about the proposed changes to the rear of the buildings that all fall within the Bloomsbury Conservation Area. The rear setting and outlook is as important and significant as the street setting and outlook. 9) The London Borough of Camden has recently given consent for a basement excavation and extensions at 13/15 Johns Mews, a site that: <ol style="list-style-type: none"> a) is less than 5 metres away from this proposed scheme;

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b) also shares a party wall with 22 John Street;
c) is also directly opposite St George the Martyr Primary School.
If both developments were to go ahead simultaneously it is hard to envisage how the school and surrounding businesses, including mine, would be able to continue operating amid the traffic, noise and disruption.

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2017/3034/P	Susanna FitzGerald	Flat 7 21 John Street London WC1N 2BF	05/07/2017 14:06:23	COMMNT	<p>This proposed development is inappropriate and disproportionate for this area, and I wish to object in the strongest terms to this application.</p> <p>I live on the sixth floor of 21 John Street; there is only one floor above me on the seventh floor so the applicants are wrong to say that this is an 11 storey building. From the street there is a ground floor and seven floors above that. My objection is on the grounds of loss of light, noise, loss of privacy and overlooking issues, and that this proposal is completely inappropriate to this area.</p> <p>Loss of Light</p> <p>There are two main areas in the flat, the main bedroom and adjoining bathroom, which looks out over the light well at the rear, and the living room, which looks out over John Street. The main bedroom already suffers from a diminution in light because of the fire escape immediately outside the windows. Therefore every bit of light is extremely important to us. If this proposal is allowed to go ahead, the loss of light will be considerably and unacceptably greater. This huge extension would be close to 3 of our windows and at right angles to them and it will block out a significant amount of the sky, which will considerably increase the loss of light into those windows. One of the great attractions of the flat is that it gets so much sun in the afternoon and evenings on that side, and that will be significantly diminished by the development.</p> <p>Loss of Privacy and Overlooking</p> <p>The windows of the development will be just a few metres from the bedroom windows. It will be impossible to use the room and bathroom except with all the blinds permanently drawn, as the occupants of the new extension on the top floor will be able to gaze straight in from close by.</p> <p>Noise</p> <p>We already suffer from the noise of the air conditioning plant which is in the rear light well. With the new development the plant will be just a few metres away from our bedroom windows and our bed and the noise is likely to be considerably increased. It is proposed that the lifts will be right next door to our building and so close to our bedroom that that is also likely to cause frequent and unacceptable extra noise. It may well make it difficult if not impossible to have the windows on that side which is always desirable but a necessity in hot weather. I notice that no noise measurements have been produced as to what the noise will be from the new plant or the lifts, and clearly there has been no consideration given as to the effect that this development is likely to have on the residents of 21 John Street.</p> <p>I am also greatly concerned about the suggested "amenity Terrace" on the top floor overlooking John Street. This will be right next door to our main living area and only one floor down. It will be just the area for people to meet, to have coffee and parties, especially in the summer, when of course we will want to have our windows open. The noise of people outside talking and laughing will be a serious annoyance and will result in considerable loss of amenity for us. No doubt in due course the owners will want to obtain an alcohol premises licence and alcohol will only result in an increase of noise.</p> <p>The Area</p> <p>The Applicants suggest that this is a mixed commercial and residential area, but the area is becoming increasingly residential, and this is likely to continue. 21 John Street was, in recent</p>

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2017/3034/P	Mr R Crowley	Flat 1 23 John Street London WC1N 2BG	06/07/2017 09:57:22	OBJ	<p>years, converted from offices into mainly residential, and, as the Applicants point out, the last 3 planning applications have all been to convert commercial premises to residential use. This is clearly a continuing trend as a walk down John Street with many new conversions to residences going on, will show. Such a large increase in office space as proposed would therefore be completely out of character for the street and will certainly not add to any community in the area.</p> <p>21 John Street is a listed building and is a landmark in John Street/Doughty Street with all its Georgian listed buildings, partly because of its unique design and partly as it stands above all the others. Its position and prominence will be diminished by this large increase in what is a very utilitarian building with no special design. It is entirely inappropriate in this conservation area and I urge you to reject it.</p> <hr/> <p>I am writing to lodge an objection in respect of this application for a very significant scale of development in the Conservation Area and immediately adjoining Listed Buildings.</p> <p>My over-arching concern having studied the application documents is that whilst an assessment has been made of the visual impact from the public domain (ie John Street, Johns Mews and Doughty Mews), little consideration has been given to the impact upon the setting of existing Listed Buildings. English Heritage guidance and National Planning Policy Framework both reinforce the need for applicants, agents and Local Planning Authorities to give full and proper consideration to the potential harm and impact of development proposals upon Listed Buildings and non-designated Heritage Assets. The direction is to enhance and/or preserve the setting and quality of the built environment as a result of development.</p> <p>Where lengthy and protracted negotiations with LPAs can be necessary in order to agree comparatively minor works to Listed Buildings, there needs in this case to be a very detailed scrutiny of the development proposals and consideration given to the benefit / harm as a result.</p> <p>In my view, a seven storey high austere brick flank wall which closes off the open space to the end of the terrace of Listed Buildings and significantly affects the sense of openness from the private domain within the Conservation Area, does nothing to enhance or preserve the quality of the Conservation Area, nor the setting of the Listed Buildings. It achieves quite the opposite.</p> <p>In considering the application and before making a recommendation, I would urge the Conservation Officer and Planning Officer to seek access to rear gardens of John Street properties and the upper rear storeys of properties in Johns Mews, so as to fully appreciate the scale and impact of the proposals.</p>