

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/4135/P	Keith Holmes	4 Stukeley Street London	30/09/2017 14:27:00	COMMNT	There is already a planning application for the building behind us and to have this one as well is intolerable as we have party walls to both properties.
2017/4135/P	Steve Edwards	Flat B 14 Stukeley Street WC2B 5LQ WC2B 5LQ WC2B 5LQ	27/09/2017 09:41:03	OBJCOMP AP	<p>We previously objected to this original application which was rejected by the council. The applicant appealed to the Secretary of State which has appeared to have resulted in re-submission.</p> <p>We continue to object to this application as the building works will cause considerable disruption to the local community, including noise, environmental pollution and site traffic using a road that has been designated for pedestrian use and loading only. We are also greatly concerned about the proposal for a basement and the potential impact that this could have on the structure of nearby buildings. Also this has been previously rejected and I am surprised that this second application is being considered.</p> <p>This is a small and historic street with listed buildings which make this neighbourhood characterful. We think the Council should preserve this street not allow it to be destroyed.</p>

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2017/4135/P	J Monahan	Flat 5 Goldsmith Court Stukeley Street London WC2B 5LF 75009	02/10/2017 00:46:12	OBJLETT ER	<p>Re: 6 Stukeley Street London WC2B 5LQ Planning Reference 2017/4135/P</p> <p>This site has been subject to a planning appeal and the Inspector's decision letter dated is very recent (28th July 2017) and clearly takes legal precedent over the pre-application advice which was issued in February this year, which in any event has nominal planning status. The planning application was submitted after the Planning Appeal Decision on 5th September, so the applicant is clearly aware of the Inspector's decision and reasoning and can not rely on the pre-application advice to justify their latest scheme, but that is precisely what the developer has sought to do.</p> <p>The application should be judged in the light of the Inspector's decision letter and current adopted planning policies, and this letter makes comments on the planning application accordingly.</p> <p>Context</p> <p>6 Stukeley Street is within the Seven Dials (Covent Garden) Conservation Area (CA). It is highlighted in the Conservation Area statement as a building making a positive contribution to the CA. It is a single storey building with a hipped slate roof and because of its height and very modest bulk allows views from the public realm in Stukeley Street to the rear elevations of the other buildings within the CA along Drury Lane to the west, Macklin Street to the south, and when viewing towards the east, to the City Literary Institute and rear elevations of buildings facing the alleyway section of Stukeley Street.</p> <p>The Inspector's decision letter when considering the existing building states:</p> <p>" Its modest scale including its height, its horizontal proportions and its simple utilitarian appearance in combination with and contrast to the scale and appearance of neighbouring buildings on this very narrow pedestrianised street results in a positive contribution to the character and appearance of the Conservation Area. (CA)" (see paragraph 8).</p> <p>Design and Conservation</p> <p>The proposal is to demolish the existing buildin</p>