

THE SEVEN DIALS TRUST

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John Diver
London Borough of Camden
Planning Department
Development Control
Second Floor, St Pancras Square
London NIC 4AG

3rd October 2017

Dear Mr Diver,

Re: 6 Stukeley Street London WC2B 5LQ: Planning Reference 2017/4135/P

I am writing on behalf of the Seven Dials Trust to object to the application above.

The Seven Dials Trust was established in 1984, at the request of Camden Council, to promote the protection and improvement of the Seven Dials (Covent Garden) Conservation Area (CA). The Trust made a substantial contribution to the drawing up of the CA statement and continues to work closely with the council and with local stakeholders to maintain and improve the area.

6 Stukeley Street is within the CA. It is highlighted in the CA statement as a building making a positive contribution to the CA. The site has been subject to a planning appeal and the Inspector's decision letter was dated 28th July 2017. The planning application under consideration was submitted on 5th September 2017, *after* the Planning Appeal Decision, so the applicant is clearly aware of the Inspector's decision and reasoning but has chosen to ignore these.

The Inspector's decision letter when considering the existing building states:

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 CA.

The application should be judged in the light of the conclusions and reasoning in the Inspector's decision letter and of current adopted planning policies. The Inspector's decision states:

I conclude that the proposal would fail to preserve the character and appearance of the CA and would not meet the requirements of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. For the same reasons it would not accord with paragraph 132 of the Framework or with policies D1 and D2 of the Camden Local Plan.

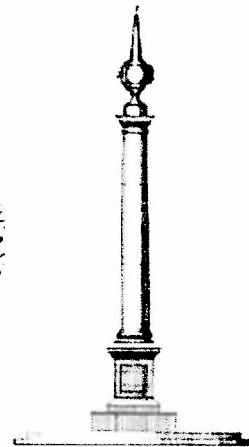
It is the view of the Seven Dials Trust that this is reason enough for refusing the application before taking into account the deficiencies of design which are counter to the policies in Camden Local Plan which deal with Living Conditions/ Residential Amenity (A1) Sustainability C.C.1 (a) and Design D1, among other policies.

The application is a gross overdevelopment of the site and as well as failing to preserve the character and appearance of the CA, proposes poor quality accommodation which fails to meet several CLP policies. It would also have a seriously deleterious impact on the amenity of residents of Goldsmith Court. A solid, obscure glass wall between six and seven metres away from the living room and bedroom windows of flats 1,2,3,5, 6 and 7 Goldsmith Court would damage the outlook and amenity of all of these dwellings, clearly in contravention of Camden Local Plan Policy A1 Amenity subsection a).

The Trust urges you to refuse this deeply flawed application.

For The Seven Dials Trust

Patrons: The Lord Brooke of Sutton Mandeville C.B. P.C., Rt. Hon. Frank Dobson P.C., Sir Terry Farrell C.B.E. and Christina Satta OBE.
Trustees: David Blode Chairman, Wyddham Albery, Gabriel Brocklebank, Janet Cole-Spencer, Paul Draper, Mark Reed, Amanda Rigby, Thomas Roseade, Anis Saunders, Jasal Uddin. **Honorary Trustees:** Nicola Kutaban and Robert Noonan.
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THE SUNDIAL PILLAR AT SEVEN DIALS DESIGNED AND BUILT BY EDWARD PIERCE 1694. DRAWN BY TRUSTEE PAUL DRAPER.