

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6922/P	Debbie Radcliffe	c/o 94 Judd Street London WC1H 9NT	24/01/2018 12:29:15	OBJ	<p>BRAG (Bloomsbury Residents Action Group) wishes to object to this development on design grounds in relation to the harm to the setting of the adjacent Grade II listed building and the impact on the wider conservation area. Our particular concerns relate to the roof extensions and the large ground floor windows onto Colville Place.</p> <p>The grade II listed building next door is a post war period building of excellent design and considerable importance within the Conservation Area.</p> <p>With regard to the NPPF, there is no public benefit that will outweigh the negative impact on the nearby public open space (Crabtree Gardens), the adjacent listed building (1 Colville Place), the Bloomsbury Conservation Area and local residential amenity (overlooking, light spillage &amp; potential noise pollution).</p> <p>During the lengthy, ongoing planning application process there have been many comments from people (including local residents and representatives of statutory amenity and heritage groups) which stress that the increase in bulk and massing is unacceptable in the context of the building's setting.</p> <p>We note there was a revised application (2017/6080/P) relating to the same building in Whitfield Street - to which BRAG also objected, along with many others.</p> <p>Please ensure that ALL comments submitted during previous consultation periods, relating to this same building and the proposal by the same applicant for re-development, are considered in the current application. People have not changed their opinions, but may have felt that submitting a comment once was sufficient.</p> <p>The succession of applications, with a variety of facade designs, does seem to imply that there's a determination to proceed with this development, irrelevant of the justified objections and the previous failure of process.</p>

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