

Application No: 2018/4740/P  
Consultees Name: [REDACTED]  
Received: 10/12/2018 13:51:17  
Comment: OBJ

Response:  
To Whom It May Concern:

Planning Reference 2018/4740/P (7-12 Tavistock Square, London, WC1H 9LT)

We have tried to make contact with Tony Young, allegedly the case officer, but dissapointingly we have not received any response.

As you will be aware, Mary Ward House (referred to in the planning heritage statement as The National Institute for Social Work Training and Attached Railings and Gates) is a Grade 1 Listed property and set within the conservation area. We hope that you will demonstrate more consideration in a written communication than you have for our telephone calls

We have serious and valid concerns as to the proposed development which can be summarised as follows:

1. As the development will require access over the grounds of a listed building, we are concerned about the adverse effect of the development on the setting of the Listed Building.
2. As the development is in a conservation area, we are concerned about adverse effect of the development on the character and appearance of the Conservation Area.
3. The development will have an adverse effect on the residential amenity, by reason of noise, disturbance, overlooking and loss of privacy.
4. The development has the potential to impact on security on our property (and all neighboring properties adjoining 7-12 Tavistock Square, London, WC1H 9LT) has become a cause for concern by the Metropolitan Police.

In circa 2008, a development of 7-12 Tavistock Square, London, WC1H 9LT resulted in substantial damage to the railings, piers and gates of Mary Ward House (The National Institute for Social Work Training and Attached Railings and Gates), the canopies of the side entrance to the building, the road way and footpath to the west façade.

Despite years of difficulties, the owners of Lynton House have, thus far, failed to repair the damages caused during the development.

The development works have caused substantial harm to a designated heritage asset which forms an important part of the Bloomsbury Conservation Area.

We are concerned that a grant in planning will further damage a Grade 1 Listed Property and have adverse effects on the character and appearance of the conservation area while simultaneously condoning the damage of the previous development and the harmful impact in had on Mary Ward House (The National Institute for Social Work Training and Attached Railings and Gates) and the Bloomsbury Conservation Area.

Without addressing the previous damage, if Camden Council grant planning to this development they will be complicit in causing and/or allowing substantial harm to be caused to a listed building, the setting of a listed building and the character and appearance of a conservation area - the Council are aware or ought to be reasonably aware that the development is likely to cause further damage to a listed building, the setting of a listed building and the character and appearance of a conservation area.

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The heritage statement does not adequately deal with the issues involved. It does not accurately reference our property, which we feel is indicative of the completeness and accuracy failings of the statement. It makes no reference to the design and access plan or control systems that will be required to prevent the inevitable damage that will be caused by this development - albeit it is acknowledged that this may not be the place to do so.

We will gladly show you the contemporaneous evidence of the damage caused by the previous developments at the site of the subject planning permissions (Planning Reference 2018/4740/P (7-12 Tavistock Square, London, WC1H 9LT))

It should also be noted that the access has been made more difficult and further restricted since the change of the road system on Tavistock Place where a one way system has been implemented and cycle lanes on both side of the road.

The failure by the owners of Lynton House (7-12 Tavistock Square, London, WC1H 9LT) to make good the damage caused has resulted in a considerable number of crimes on both our property and adjoining properties. AS a result, The Metropolitan Police have requested we enhance our security and we have resolved ourselves to do so. We are concerned that the high number of users will create security breaches where their only access will be via the listed gates under an old key and lock system. Particular consideration needs to be given to who exactly will open the gates as well as the difficulty in opening and closing these gates on a regular basis and indeed whether such frequent use may cause further damage to a listed heritage asset.

It should be noted that following the Metropolitans Police forceful advice, we had planned to give a single key to Lynton House for access over our property -I we remain unsure as to how the access system will be operated (we have granted no permissions). As proposed and as things stand, the access system would be unworkable and would create an obstruction on the cycle lanes, road and footpath of Tavistock Place. This would in turn would be likely to impede access and egress from our building including the emergency exit on the west side of Tavistock Place. We see no evidence of a report on the impact on the highways which will certainly become involved once the problems from this development are laid bare. There is a clear safety issue here which needs to be investigated by the council highway engineers and they must consult us when doing so as a failure to engage us will mean that they do not have the correct information on which to base their opinion/advice.

We are further concerned that the commuter facilities will create a target for criminals and which, given the previous damage, we are currently not able to close the entrance gates to act as a deterrent (on advice from the metropolitan police we do not provide commuter facilities as, without the damaged gates, it is likely to cause further crime) This issue has not been addressed in the design and access statement and we believe that there is a clear intention to limit the councils awareness of the real impact of this development - neither the heritage statement or design and access statement adequately, if at all, deal with the issues.

The impact on our residents has not been considered or addressed in the any of the supporting documents and, as a consequence, no tests have been carried out to determine the potential or likely impact on our residents.

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				<p>We have further serious concerns but for reasons of legal confidentiality and security, we can only make these known to the planning officer and council.</p> <p>The planning permission would seem to be have been submitted on the assumption that a repair and access agreement would be reached with Mary Ward House. However, this has not happened and while we remain hopeful that we can put in place an agreement, we are unable to accept the current planning permission which - subject to any agreement between Mary Ward House and the owners Lynton House (7-12 Tavistock Square, London, WC1H 9LT) makes incorrect assumptions about the design and access over our property.</p> <p>Note: we require all personal details of our employees to be kept confidential - please do not post these details on your website.</p>

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