

From: [REDACTED]
Sent: Sunday, May 12, 2019 3:32 PM
To: [REDACTED]
Subject: 2 and 3, Ching Court, and 53 and 55, Monmouth Street, Seven Dials, London, W.C.2.

Dear Mr Benmbarek,

I am writing in an independent capacity to convey my unreserved support for the objections raised by The Ching Court Association and by the Covent Garden Community Association against the proposals set out in the current applications for Planning Permission and Listed Building Consent references relating to nos. 53 and 55, Monmouth Street and nos. 2 and 3, Ching Court, Seven Dials - references 19/1646/P and 2019/1710/L – set out in the letter of the 17th April and the e-mail of the 29th April. I consider that the objections raised by both Associations are soundly based and entirely justified.

Having been directly involved on behalf of Farrells with support from the Seven Dials Trust in securing the long-overdue statutory listing of the modern buildings that form an integral part of the Comyn-Ching Triangle Development back in 2016, and having been closely involved in the conservation and development of the Covent Garden area in my role as Principal Conservation and Urban Design Officer in Westminster City Council's Department of Planning and Transportation between 1978 and 1991, as Regional Architect and Assistant Regional Director for English Heritage London Region between 1991 and 2004, and as a trustee of the Covent Garden Area Trust between 1992 and 2010 and since 2018, I have long been aware of the outstanding significance of the Comyn Ching Triangle Development as carried out between 1981 and 1991 – a project of not only metropolitan significance but of national significance in land-use, conservation, architectural and urban design terms. It is in this context that the present proposals should be considered.

It is clear that the submitted proposals will detract from the carefully balanced mix of land-uses within both the historic and the modern buildings in the Triangle and the harm the established character and significance of the development.

Kind regards,

Paul Velluet.

PAUL VELLUET, M.Lit., RIBA, IHBC, CHARTERED ARCHITECT
[REDACTED]

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