

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/2658/P	Dr Lynne O'Connor	04/10/2020 17:02:59	COMMNT	I have seen the Bloomsbury Association's comments on this application and I support them. I live in Bedford Court Mansions and have done since 1978, so this matter is of long-standing interest and importance.
2020/2658/P	Kevin Fogarty	04/10/2020 23:16:37	OBJ	I object to this planning application on several grounds. I have seen the Bloomsbury associations objecting response to this application and I fully endorse their comments

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2020/2658/P	Adrian Ghilotti	04/10/2020 14:05:17	OBJ	<p>I object to this application and wish to submit the following comments:</p> <p>1-The proposed plan, drawing number AP_PP101, described in the D&AS as a "single-dwelling lateral flat", appears from its layout to be more suited for use as a house of multiple occupations (Use Class C4), or for the Airbnb market, than as a single-family dwellinghouse (Use Class C3).</p> <p>2-There appears to be no provision for off-street refuse storage, which for the number of occupants would be considerable. This is contrary to Local Plan policy CC5(d) and CPG: Design 8.6. Section 14 of the application form states that waste storage and collection will be coordinated in line with all other residential flats within the building, which may be correct for collection but not storage. Refuse is stored within internal or external communal parts of the building to which there is no access from 12 Adeline Place so the proposal needs to demonstrate how domestic refuse would otherwise be stored off the street.</p> <p>3-The application also refers to the replacement of all the windows, including the original, elegant curved steel windows on the corner of Adeline Place and Bedford Avenue. Although generic, prior permission has been obtained to replace metal windows in Bedford Court Mansions (2014/0033/P), the Bloomsbury Conservation Area Advisory Committee commented at the time: "The windows, as proposed, and for the reasons stated above, fail to preserve or enhance the conservation area...". Approved drawing 1120-01-02-07, referred to in the prior permission, shows details for a flat, not curved window. The corner windows that are the subject of this application are the only curved windows in the Mansions and they are original, pre-Crittall, dating from the late 1890s, some with cast glass. They are in a prominent corner location and, because of this are highly visible from various angles at street level. One of the reasons why the BCAAC considered the replacement windows in the earlier proposal failed to preserve or enhance the conservation area was because the: "Proposed 'stick-on' transoms and mullions... are entirely inappropriate and, one would assume, have been proposed for cost-saving measures. 'Stick on' mullions and transoms are particularly ghastly when viewed from an angle (as they all will be with such a tall building) and they should be resisted at all costs". Furthermore, it may not be possible to reproduce the curve of the frame in any aluminium, double-glazed replacement within the cost parameters envisaged, precluding the like-for-like replacement that the generic permission requires. Bedford Court Mansions is not symmetrical but was developed as a single architectural composition and the two prominent corners with Adeline Place, to the west, and with Bloomsbury Street, to the east, are both expressed as 'turrets' of projecting bay windows. The corner bays are more or less identical and the whole corner needs to be considered for the height of the building, not just one floor. There are original curved windows frames to 12 and 12A Adeline Place (our property), at the ground and lower ground floors of this corner. They mirror each other. Most of the curved glazing to the windows of number 12 has been replaced with flat glass in recent history but the original curved glass is evident below at 12A. This particular feature of the architectural expression of the building should be retained to enhance the Bloomsbury Conservation Area, not destroyed. The original curved windows to 12 Adeline Place should be compared with where they have been replaced by inelegant, flat, double-glazed windows at 21 Bloomsbury Street, originally residential and part of Bedford Court Mansions but now also in-office use. I, therefore, object to the replacement of the original curved metal windows with contemporary equivalents and encourage their retention and refurbishment with curved glass and internal secondary glazing as necessary to enhance thermal and acoustic performance, as we have done in our apartment.</p>

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4-I also understand that any change of use from Office to Residential is subject to the installation of sound-proof flooring so to prevent noise impact to nearby properties. The change of use from office to residential will undoubtedly increase noise and will also radically change the time of day at which the noise will be produced. I have not seen any reference (or have been unable to find it) to the installation of the sound-proof floor. I, therefore, object to the proposed new floor plan unless assurance of sound-proof floor is provided.

5-I have seen the proposed comments and submission made by the Bloomsbury Association and I would like to confirm that I fully endorsed them.

I would be grateful if you would let me know of any modification to the application.

Kind regards

Adrian Ghilotti

2020/2658/P Salwa Wassef 04/10/2020 15:35:38 OBJ

I have seen the Bloomsbury Association's comments on this application, dated 30 September 2020, which I endorse.
