

Rafi Miah

Dear Mr Marfleet,

**Re: Plans to refurbish and extend 105 Judd Street, Bloomsbury
Planning Application No: 2022/1817/P**

We are the owners of the maisonette flat 1/2 of 103 Judd Street which is immediately next door to what is currently the RNIB building at 105 Judd Street. We wish to register our objections and concerns in respect of the above planning application.

We are very concerned about the effect of any demolition and general refurbishment at 105 upon our Grade II listed building at 103. We already have a legacy of cracks in our walls from the last time the building was refurbished, some 20 years ago.

We are also very concerned about dust and debris as a result of the said demolition and any other aspects of the refurbishment. We both suffer from asthma.

The potential noise levels during the proposed works are also worrying. We both work from home a good deal of the time and will no doubt be seriously disturbed. Will we continue to be disturbed on an on-going basis afterwards?

Beyond the stage of works, we also have grave concerns regarding both potential ongoing noise issues (e.g. from the heating system, ventilation etc.) and particularly with how the said ventilation will deal with any toxic or infectious substances. Nobody wants a re-enactment of the Wuhan Covid 19 experience. This is a heavily residential area in the main and is therefore most unsuitable for the proposed 'life science' laboratory space.

On that subject, we refute the applicants' claim that they will provide "much-needed laboratory enabled space". It is not much-needed. There is already a lot of laboratory space in the area (Francis Crick Institute and Alan Turing Institute, for example).

We are very disappointed that the developers did not actively seek to inform their immediate next-door neighbours of their plans, neither in Judd Street nor in Thanet Street. We only learned about the proposals from a glossy generalised flyer pushed through the front door.

These said proposals seem to completely ignore the historical beauty, fragility and value of the two terraces of listed buildings adjacent to 105 and the impact that raising the roof at 105 will have on both of them. The only references to the neighbourhood are to the mansion blocks. There is also the issue of being overlooked - our gardens and windows will be in their full view.

We would be very grateful if you took all these points into account when considering this planning application.

Yours sincerely

Pauline Preece

Brandon Preece