Bloomsbury Residents' Action Group

BRAG

Residents matter!

Dear Friends, Neighbours and those on our mailing list - though I'm aware that some of the content may, or may not, be of interest to all of you.

Here's a brief update about some of the developments in Bloomsbury and Kings Cross that are continuing to cause great concern to people who live nearby.

105-121 Judd Street



Scale of roof extension at 105 Judd Street in context of heritage buildings nearby

It is a month since members of the community put pressure on the contractor to withdraw their application to Camden for an extension of working hours.

McLaughlin & Harvey wanted to be able to work until 7.30pm during weekdays, and from 8am to 4pm on Saturdays as well. This provoked a furious outcry from residents and a unanimous "Objection" resolution at October's Community Liaison Group meeting. The contractor subsequently chose to withdraw the application. This was a huge relief to people who have to endure the loud grinding, banging and and metallic clanging noise of construction on a daily basis.

CLG meetings continue to be held on the first Tuesday of each month. There is one today. If interested, here is the Teams link to join at 6pm.
https://teams.microsoft.com/meet/316797903684?p=wUO3ifNKNetgCcMFF5
Meeting ID: 316 797 903 684 Passcode: Ef9kf9B2

Here is a **link to M&H's latest construction update** (October). We will receive the November update today. Please let me know if you would like a copy.

We feel that the website for 105 Judd Street should be the place for depositing ongoing information about the development, but Native Land, the developer, thinks otherwise. Consequently, information in the public domain about the ongoing redevelopment of the former RNIB headquarters is minimal.

It is illuminating to read the information that is now on **https://105juddstreetconsultation.co.uk/**

"This website was created to inform residents of project related updates during the planning application and subsequent planning amendments at 105 Judd St. Subsequently, this website is no longer being updated. However, archived information from 2022 to 2025 is still available to view."

To my mind, this underlines the fact that once a developer receives planning approval, they have no further interest in the community surrounding their development site.

Which is why Community Management Plans and Community Liaison (or Working) Groups are so important - as a way for residents to get some much needed attention. And, perhaps, some relief or respite from the inconvenience and frustrations that an adjacent construction site brings to people's day-to-day lives.

Kelvin House, 123 Judd Street



Proposed roof extension to the former BT telephone exchange

Residents of Judd Street and neighbouring streets feel under siege at the moment. 105 is scheduled for completion in May 2027, but 123, its neighbour will continue to blast residents with noise nuisance and inconvenience for at least the next couple of years.

Having successfully persuaded the contractors at 105 Judd Street to let us have peace and quiet at the weekend, we now have to make sure that there is no Saturday working at 123.

The Construction Management Plan [CMP] for this site has been submitted to Camden, but is not yet approved. The community [those who knew about it] were able to comment on version 5, but at a CLG meeting in October, we learned that this had been adjusted by the developer / contractor who had submitted version 6. We have subsequently objected strongly to their proposal for Saturday working.

The CMP, all comments and supporting papers are then passed to the responsible LBC officer for review and approval. We await their decision.

It is irritating to read in the CMP that the works comprise "predominantly internal refurbishment and conversion of the existing Kelvin House building to a 243-bedroom hotel" and that "no significant

external demolition" will take place. The document refers to "minor internal demolition and strip-out, structural alterations, mechanical and electrical installation, and full interior fit-out."

The reality of the approved design means that the top of the building will be demolished to be replaced by two extra storeys. When the roof is removed, all noise from internal work will be amplified around the neighbourhood. This is not minor work; it will be a major intrusion into the daily lives of those who live, work or try to have conversations outside the nearby hospitality 'receptors' - Nonos, the Skinners Arms and Half Cup cafe.

The Construction Management Plan for 123 Judd Street is too large for me to attach to this letter. Please write to me if you would like a copy.

Former Eastman Dental Hospital, Grays Inn Road



Plot 1 of the redevelopment of the former Eastman Dental Hospital, Grays Inn Road

Plot 1 is being developed into a "cutting-edge translational neuroscience and dementia research centre", alongside NHS outpatient facilities. Residents living near this site at the north end of Grays Inn Road have been enduring noise and disruption for years already. They too feel under siege.

UCL are now focusing on Plots 2 and 3. Although planning permission was approved for the whole site in 2019, only Plot 1 is nearing completion; partly due to the previous contractor going into administration. Mace is the contractor now.

In May 2023, with a sneaky further amendment in August 2026 (with no consultation) variations to the masterplan for research, outpatient, and academic space were approved.

The current planning application shows how UCL want the approved buildings at Plots 2 and 3 to be even higher, with extra floors added to the Grade II listed Dental Clinic, along with a totally inappropriate infill building to the rear. The harm to heritage is considerable, as noted by Heritage England.

There is information on the **UCL website**.

The statutory consultation for this application is now in progress. The application numbers are 2026/4154/P (planning) and 2026/4155/L (listed building consent) for Plots 2 and 3.

CLICK HERE for **an important update.** Please read if you live near this site, and although the deadline for submissions has passed (1 November), it is still possible to make comments by emailing Edward Hodgson, the planning officer responsible for this application.
His email: edward.hodgson@camden.gov.uk. Copy to panning@camden.gov.uk

Other News

Euston

Many people are concerned about what is happening to Euston and the surrounding area, especially the green spaces. We have been asked to share this petition, set up by Climate Emergency Camden: **https://c.org/MRxD6Hnj9N**

There is also a **Future of Euston Community event**, organised by Camden which is taking place on Thursday 19 November, from 6-8pm. It will take place at Euston Community Hub, North Gower Street, NW1 2LY. Yui can drop in any time, but there's a presentation at 6.30pm. I believe you have to register **https://forms.cloud.microsoft/e/HRSbu5nTmY**

London COP - alternative climate festival on 28th November 2026

Caitlin Maskell, a journalist for the Camden New Journal, has been very helpful in alerting readers to BRAG's campaigns. She has asked us to circulate the following information about a local alternative climate conference called London COP, which is being organised by the Camden New Journal (and Islington Tribune). It will take place on November 28th in the former Camden Town Odeon cinema at 14 Parkway.

"The event is from 11-5 and will be a series of panels throughout the day on topics like food, protest, housing, air pollution and some fun ones like 'nature ain't a luxury' with people discussing how some groups can be excluded from the climate conversation because of their background or class, and 'can climate change be sexy' which should be exciting and a little different. We will also be screening climate documentaries in various other screening rooms while panels are happening."

So, please 'save the date' and book your place. The alternative climate festival is free.
https://www.eventbrite.com/e/ldn-cop-tickets-2003129295646

I'm aware that is only a snapshot of what is happening in the three wards of south Camden, but it is hopefully of interest to those on our mailing list. Please pass it on to friends and neighbours and, if interested, press the '**JOIN BRAG'** button on our website.

The Bloomsbury Festival has now come to an end, but hopefully you will have enjoyed some of the walks, art, music and performances that took place in our neighbourhood during the month of October.

Enjoy the autumn colours - and some Bloomsbury birds!

With best wishes
Debbie

Debbie Radcliffe
co-chair Bloomsbury Residents Action Group [BRAG]





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