

Charlotte Street Association

39 Tottenham Street
London W1T 4RX



Development Management,
Regeneration & Planning,
London Borough of Camden,
Town Hall, Judd Street,
London WC1H 8ND.

20th March 2023

For the attention of Matthew Dempsey, Planning Officer, Planning Solutions Team.

By email to: planning@camden.gov.uk and matthew.dempsey@camden.gov.uk

Dear Matthew Dempsey,

Re: ref. 2023/0490/P: Shropshire House, 2-10 Capper Street, WC1E 6JA:

Partial removal of railings on Shropshire Place and installation of bicycle store.

I am writing on behalf of the Charlotte Street Association, concerning the above planning application.

We wish to strongly object to the proposed installation of the bicycle storage in this location for the reasons set out below:

- (a). Shropshire House is identified as building that makes a Positive contribution within the Bloomsbury Conservation Area. The proposed bicycle storage in this location will have a detrimental impact on the character of the building; as well as impacting on the daylight via the existing basement glazing/windows. Para. 5.4 of the Bloomsbury CMP draws attention to relatively small alterations having a detrimental impact on the character and appearance of a building and of the Conservation Area.
- (b). The removal of part of the existing black metal railings will take away the visual continuity of the existing run of railings, and will have a detrimental impact on the character of this stretch of the street and the building. Para. 5.6 of the Bloomsbury CMP similarly draws attention to the detrimental impact of small scale alterations including the loss of frontage railings.

Continued to page 2

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- (c). Unfortunately, this eastern frontage of the building is already cluttered at ground floor level/street level with other existing external equipment (at each end). The proposed bicycle storage will add to this sense of clutter. If anything, the applicant should be encouraged to tidy up and/or remove the existing equipment, so that there is a more appropriate clear and simple "setting" to show the simple and clean character of the 1930s early Modern architecture of this building/Shropshire House.

With the current encouragement of cycling, we appreciate the on-going need generally for more cycle storage spaces. There are already some cycle stands on the public/communal paved area of Shropshire Place. Thus, we would like to suggest that the applicant carries out a comprehensive survey of the immediate external communal areas of Shropshire Place, as well as of the inside of Shropshire House, in order to see how the desired further cycle storage could be provided in a more suitable way, which would not be detrimental to the character of the building and of the Conservation Area.

Also, there are now a range of different cycle storage solutions provided by various different companies.

It should be said that I myself like and appreciate Shropshire House due to its architecture - the Bloomsbury Conservation Area Plan describes the building as "..... a fine example of an interwar commercial building. Built in 1931-32, its white rendered symmetrical facade adheres to a "modern" style, with Art Deco influences, including steel-framed ribbon windows and horizontal banding, curved corners and horizontal banding."
I am surprised that the building is not a Listed Building.

For the above reasons, we think that this particular proposal for cycle storage should be refused.

Yours sincerely,

Clive Henderson,
On behalf of Charlotte Street Association.

Copy: Bloomsbury CAAC.