

Dear Lauren,

The Bloomsbury CAAC objects to this application.

Front elevation alterations

- The damage to the front elevation should be carefully repaired rather than have areas entirely replaced. From the photographs the reveals and door appear to predate the shopfront and are historic fabric. The door has been altered to include glazing at high level but appears to be Georgian. Total replacement should not be permitted.

Rear garden alterations

- We note that a rear extension scheme was permitted in 2017 but this was heavily objected to on listed building and design grounds.
- The committee feels that the existing outbuildings / structures, especially the small glazed conservatory-type building, are characterful and should not be removed without justification.
- It is also felt that the use of Critall glazing for a building of this kind is highly inappropriate, being industrial rather than domestic in character. There are also no photos or drawings of the doors/windows currently in this location. Without further detail it is impossible to assess whether these should be retained given the listed status of the building. Replacement glazing should either be timber or perhaps minimal aluminium if properly justified.

Thank you,

Owen Ward MSc

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