

To: Camden Planning Dept

From: South Bloomsbury T.R.A

Date 14th February 2014

Dear Sir/Madam,

No. 31 Bloomsbury Way, application no: 2013/7399/P

South Bloomsbury Tenants' & Residents' Assoc. opposes this application for the following reasons:

1. The recent decision by the Planning Inspectorate to reject the owner's Appeal against Camden's Enforcement order for No.7 Coptic St. (APP/X5210/C/13/2198147) makes it abundantly clear that the historic design of a roof should remain intact; this is particularly important for buildings within a designated conservation area. The proposed changes to No.31 Bloomsbury Way, also situated within the Bloomsbury Conservation Area, fall into the same category, of inappropriate changes to intrinsic design and character of the building. The vertical aspect of the building is completed by the decorated parapet, therefore an additional structure on the roof would compromise the original design.
2. Proposed NE and SE elevations indicate that the mansard roof would protrude 2m above the parapet, so it is very likely it would be visible from the street. However, it also says "do not scale off this drawing". Without proper dimensions, the information is misleading.
3. Similarly, there are no photographs from different angles to show the full impact of the proposed addition; these would also be helpful for understanding the types of material that would be used.
4. As stated above, No.31 Bloomsbury Way is situated within the Bloomsbury Conservation Area, so it is vital that a proper assessment of the impact of any potential changes to the historic environment is carried out. This particular building occupies a key corner site, at the junction with Bury Place, one of three streets that lead directly up to the British Museum. As such it provides a vista to and from the Museum. The mansion blocks on either side of the street and older buildings create a general harmony of scale and do not obstruct the view. The proposed mansard roof for 31 Bloomsbury Way could upset this balance.
5. In conclusion, we are opposing this application on the grounds that it is an unsuitable alteration to the building and should be regarded as such in the same way as No.7 Coptic St., and the lack of clear documentation contravenes the planning application requirements.

Yours faithfully,

Helen Mc Murray
Secretary, South Bloomsbury T.R.A