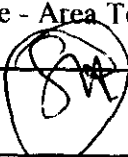
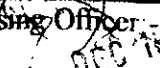


LONDON BOROUGH OF CAMDEN
REPORT FOR DECISION UNDER DELEGATED POWERS

Officer - <u>Jay Turner</u>	Application Number(s) - <u>PS9804790</u>
Application Address <u>39 Great Queen Street</u>	Drawing Numbers <u>39/01, 39/02,</u> <u>1, 2, 3, 6,</u>
Signature - Area Team:-  <u>J. Cooley</u>	Signature Authorising Officer:-  <u>J. Cooley</u> DEC 1998

SITE DESCRIPTION:- The building is on the ^{conservation area} west side of Great Queen St, directly opposite the junction with Wild Street. It is on four floors with a gable and double pitched roof parallel to Great Queen St.	
PROPOSAL:- The erection of a glazed roof extension at fourth floor level	
RELEVANT HISTORY:- 7.5.98 pp granted for infill rear extension at 1st + second floor levels and balconies at 1st and 3rd floor levels.	
RELEVANT POLICIES:- Borough Plan - UDP - conservation area, ^{high roof extensions} EN 57 EN 33 Others - expires 17.12.98	
CONSULTATIONS:- Adjoining Occupiers Number Notified <u>28</u> No of Responses <u>0</u> No. of Objections <u>0</u>	
CAAC/Local Groups Comments - 7.12.98 Bloomsbury considered that given the location and the views available the proposed height + form of the extension would "blunt" the impact of the gable, detracting from the appearance of the building and making chimneys look ridiculous	Summary of Consultation Response - <u>CGCA have not yet commented</u> <u>but app expires 6th Jan</u> <u>- Hansholder -</u>

ASSESSMENT:-

The impact of the proposal on views of the building from Wild St has been carefully assessed. It is considered that the glass pitched roof, over the existing well between the two existing pitched roofs, would be visible on these long views. The existing roof + gable + chimneys are an attractive combination and the addition of the glass structure would harm the appearance of the building.

Information

1. Please note that the balcony at third floor level approved on 7.5.98 should be constructed in accordance with the approved drawings and not as shown on your new drawing 39.02. The approved depth is 1.4m. It is understood that this is an error in the new drawing no 39.02 and that it was not your intention to include a proposal for an enlarged balcony in this application.

RECOMMENDATION:-

Refuse for the following reasons:-

~~Approve subject to the following conditions:-~~

Reasons for Refusal :-

1. It is considered that, since the building is visible in long views from Wild Street, ~~the~~ the proposed glass roof extension would detract from the appearance of the existing gable, chimney stacks and ^{the} ridge lines, during ^{both} the day and at night, when viewed from Wild Street. As such, the proposal is considered contrary to draft VDP policy EN57, which the Council seeks to resist inappropriate alterations and extensions at roof level, particularly in circumstances where the existing roof is prominent and where traditional features could be harmed.

Informative:-

2. By detracting from the appearance of this attractive building,

it is considered that the proposal would harm the character and appearance of the conservation area contrary to draft VDP policy EN 33.

INFORMATIVE

see above