



The Kings Cross CAAC would like to object to the change of use, addition of mansard roof, and habitable use of basement. We have no objection in principal to existing upper floors being used as residential, nor a side extension to the South elevation.

The existing corner building makes a positive contribution to the Conservation Area, and this proposal represents quite a ruthless attempt to add value on all sides. In particular, the proposed mansard roof is a wholly inappropriate addition that detracts from the building's architectural integrity. We consider that the existing use of ground floor as the Kings Cross Social Club A4 (Drinking Establishment) is appropriate given its location. Furthermore, we feel that residential use for either ground floor or basement would provide poor quality accommodation with either little daylight or privacy, and should be resisted.

There is plenty of scope to enhance the property's value without having such a detrimental effect on the Conservation Area - it is an attractive building on a prominent corner.

Yours Sincerely,



