



Bloomsbury Conservation Area Advisory Committee

c/o Hugh Cullum Architects
61B Judd Street
London WC1H 9QT
Tel 020 7383 7647
Fax 020 7387 7645
BCAAC@hughcullum.com

Dear Stephen,

Thanks for organising yesterday's meeting. We are (not surprisingly given the starting point) generally supportive of your proposals and in particular the restoration of the rear garden at ground level.

We had a few observations which you thought would be worthwhile considering:

1 The proposed rear roof would fit in better with its neighbours if it was to be clad in slate rather than dark zinc.

2 We thought the second (?) floor set-back balconies would look unattractive and rather like dark holes in the rear elevation. We discussed the possibility of these being either 'winter gardens' rather like conservatories that could be fully opened up in summer but with glazing which could be shut in the winter to provide some protection. We also pointed out the small ironwork projecting balconies on the rear facades of adjacent building to the south and suggested that something similar would not be out of place and could then allow the glazing to be in the plane of the rear facade.

3 We would prefer the partitions abutting the front facade (particularly on the ground floor) to be central on the piers between the windows or at least set back 250mm or so from the edge of the window (in practice the centrality would be hard to judge from outside).

4 We feel that the cast concrete columns and entablature should be kept as they are - unpainted cast concrete. They fit exactly with the sixties period feel of the reproduction building and are significant in enabling it to be recognised as such.

Do get in touch if you have any questions.

Kind regards,

Hugh

for BCAAC

On 20 Nov 2014, at 17:20, Stephen Rose wrote:

Dear Mr Cullum

We write with regard to a planning application we have recently submitted to LB Camden for development at 6 John Street. This seeks planning permission for:

'Demolition of the modern extensions behind the façade, the change of use from education (D1) to provide 7 residential units and associated works.'

The scheme retains the façade to John Street and removes a large 1960s extension which dominates the line of gardens to the rear as well as the rear elevation of neighbouring properties. The details of the application and supporting documents are available on the council's website under reference 2014/6795/P.

Obviously this will be of interest to the Bloomsbury CAAC. We strongly believe that our proposals will enhance the conservation area by removing an over-developed and unsightly extension and its replacement with a more sympathetic design. We would be happy to arrange a site visit where we can show you our plans so you can form your own view. If you would like to let us know when you are available we can arrange this.

I have copied in the case officer Jonathan McClue and the conservation officer Nick Baxter, both of whom have already visited the site.

We look forward to hearing from you.

Yours sincerely

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Stephen Rose | Associate Director

T 020 7269 6300

M 07899 846 549

stephen.rose@indigoplanning.com

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Indigo Planning Limited

87 Chancery Lane, London, WC2A 1ET

T 020 7269 6300 | F 020 7269 6301 | W indigoplanning.com

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