

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Consultees Addr:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2015/3384/P	Catherine	15 Rugby Street Bloomsbury WC1N 3QT	03/08/2015 11:12:36	COMMNT	Contrary to the Design Statement this application does represent a modification to an existing elevation of the building in the form of replacing a sash window on the rear elevation 3rd level with outward opening French doors & Juliette balcony. Both would be wholly out of character. The rear elevations of 52-48 Lambs Conduit Street (not in any photo or drawing submitted) present a cohesive Georgian elevation consisting of identical, symmetrical sash windows on consistent elevations. There are 15 such window across 3 levels and 3 elevations. The third floor elevation has, characteristically, slightly smaller sashes at each elevation. Introducing a larger outward opening French window plus Juliette balcony on this 3rd level on one elevation would be insensitive to the character of these buildings in terms of type, size and design. It would destroy the uniformity (vertical and horizontal) of the Georgian windows on these buildings which is one of the key features of this Conservation area. These rear elevations are visible from neighbouring residential premises, the back yard of 15 Rugby Street & 50 Lambs Conduit Street and business premises on Emerald Street/alleyway.

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