

Peter Zenneck

1A Doughty Mews
United Kingdom

London WC1N 2PG

5 September 2016

Camden Planning, Camden Council
Camden Town Hall
Judd Street, London WC1H 9JE

Re: Roof Extension at 8th floor, 21 John Street REF: 2016/4325/P

Dear Sir/Madam,

I am writing to lodge an objection to the roof extension at 8th floor level, Flat 8, at 21 John Street (WC1N 2BF).

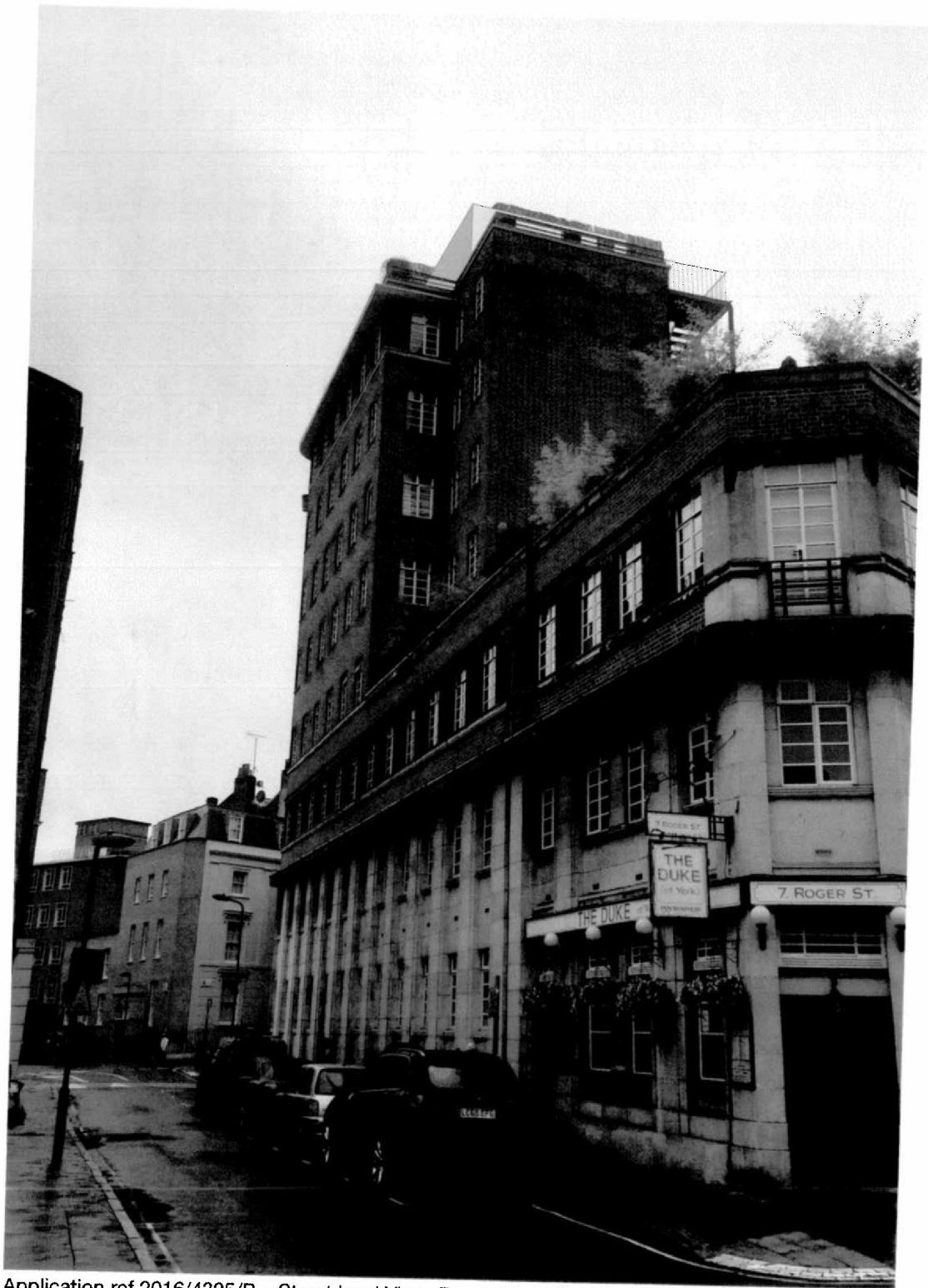
The extension is detrimental to 21 John Street, a Grade II listed building,

- The existing building is already the tallest structure on John and Doughty Streets. A roof extension to the 8th floor is not in keeping with the surrounding terrace and mews houses. It does not safeguard the appearance and character of the Bloomsbury Conservation Area,
- The proposed addition of large sliding glass windows/doors are not in keeping with the existing 1930's era windows. Their size, position, design and profile are detrimental to the listed building façade,
- The extension will be visible from street level. See attached photo taken from Roger Street (street level) illustrating the west and northwest elevations of the proposed extension. Not only will they be visible their addition will interfere with the overall shape of the listed building,
- The 7th floor flat already provides high quality accommodations. The extension is will not provide additional housing but rather only increase the existing accommodation/value to the building's owners.
- Planning granted in 2012 specified "no additional built form should be added". Already the owners have added to the useable building area. The building did not originally have terraces to both the 8th and 3rd floor flat. These were granted in 2014 (retroactively) when the green roof was removed on level three to the detriment of the proposed undisturbed eco-system.

I object for the reasons mentioned above. The application for extension should not be granted. It will be detrimental to the view from Roger Street and specifically the residents of 1 Doughty Street and 1A Doughty Mews.

Sincerely,


Peter Zenneck



Application ref 2016/4325/P Street level View, Roger Street