



ENVIRONMENT

Development Control
Planning Services

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 0171 278 4444
Fax 0171 314 1975

REQUEST FOR COMMENTS/OBSERVATIONS FROM

Bloomsbury Conservation Area Advisory Committee

50c Red Lion Street, WC1

Ref: PS9804997R1

25th February 1999

Case File:N15/13/A

Conversion and extension of existing office studio/dwelling
(REVISED PLANS SUBMITTED).

Comments from CAAC: OBJECT	<input type="checkbox"/>	NO OBJECTION	<input type="checkbox"/>	COMMENT	<input checked="" type="checkbox"/>
(Please tick as appropriate)					

The Dec was concerned about the quality of the drawings and the detailed execution of the works.

Signed:

Date: 12.4.99.

If you would like to discuss the above application in more detail, please telephone Jay Turner, South Team, on 0171 278 4444 ext 2537.

All comments and returned plans, should be sent within 21 days to: Jay Turner, Development Control, Planning, Environment Department, Camden Town Hall, Argyle Street, London WC1H 8EQ. pacis/caac

please file

LS9904207 Chapel of Ease, St George's Gardens WC1
The Committee welcomed the repair of the building.

PS9804805R1 21-25 Mecklenburgh Square WC1
The Committee wished to make a site visit before making a final comment. Concern was expressed about the rear extension and internal alterations.

PS9805054 11-15 Argyle Square
The Committee regarded the standard of accommodation proposed and the scale of the proposed extensions to be contrary to the special interest of these listed buildings. It regarded the proposed use to be over intense. Overall, the proposals would tend to degrade the buildings and would have a seriously detrimental effect on the character and appearance of the conservation area.

PS9904196 32 Percy Street
The Committee wished to object to the extent and design of the proposed rear extension which it regarded as excessive and detrimental to the apparently intact rear façade of the building. In addition, the Committee did not regard the 'restoration' of the front ground floor façade to be desirable in the context of the street which featured a number of shopfronts. However, if such a treatment was to be contemplated it would need to be based on firm historic evidence of the earlier condition.

PS9904134 The London Foot Hospital Fitzroy Square W1
The Committee wished to object to the proposed extensive plant installation in the strongest terms. It was simply not acceptable for a Grade I building of this importance in such a prime location. The Committee questioned the suitability of the present use of the building if it resulted in such damaging installations.

PS9804997R1 50c Red Lion Street
The Committee was concerned about the quality of the drawings and the quality of the execution of the works.

NOBT

AS9904181 184 Shaftesbury Avenue WC2
The committee considered that the projection of 1.2m was excessive given the width of the pavement, the scale of the building and other signs in the street. It felt that the sign would be unduly obtrusive to the detriment of the visual amenities of the area.

LS9904260 23-26 Gt James Street WC1
The Committee welcomed the change of use.

PS9904257 52-53 Bedford Square WC1
The Committee did not wish to comment on this proposal.

PS9904261 52 Red Lion Street WC1
The Committee did not wish to comment on this proposal.

PS9904243 11-13 Macklin Street WC2
The Committee did not wish to comment on this application.

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REQUEST FOR COMMENTS/OBSERVATIONS FROM
Bloomsbury Conservation Area Advisory Committee
50c Red Lion Street, WC1

Ref: PS9804997 4th November 1998

Case File:N15/13/A

Conversion and extension of existing office studio/dwelling
(Plans submitted)

Comments from CAAC: OBJECT NO OBJECTION COMMENT
(Please tick as appropriate)

The Aee was concerned about the potential for overlooking otherwise no objection

Signed:

Date: *7.12.98.*

If you would like to discuss the above application in more detail, please telephone Jay Turner, South Team, on 0171 278 4444 ext 2537.

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Bruce



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OBS FROM CONSERVATION AND DESIGN/FLEXIBLE AUTHORITY

To: HARR/PARJ/LEOS/MARD/METB/JACN/BLUR/MACK/
BRAC/VOLM

From: Jay Turner Ref: PS9804997R1

Case File :N15/13/A

Date: 25th February 1999

50c Red Lion Street, WC1

Conversion and extension of existing office studio/dwelling
(REVISED PLANS SUBMITTED).

BLO Bloomsbury Conservation Area

I attach a copy of application form and plan/s (if available) and will be contacting you shortly to discuss the application. Comments to be returned within 14 days from the date of this request.

Observations:

*I think the scheme as revised is now satisfactory as an extension to an existing unlisted building.
The impact on the Conservation area is now reduced and provided there are no objections regarding overlooking I think the arrangement of windows is satisfactory*

C and D Summary: Recommendation

Relevant policies:

EN 33 EN 50, 52 & 57.

Signed: *Bruce Mettner*

Dated: *22/3/99*

pacis/cdobs/IC&D

Relevant SPG paras: