

Peter Zenneck

1A Doughty Mews London WC1N 2PG
United Kingdom

March 8, 2018

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

Re: Roof Extension at 8th floor, 21 John Street REF: 2018/0509/P

Dear Sir/Madam,

I am writing to lodge an objection to the 8th floor level roof extension 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,
- Contrary to what has been written in the planning application, the extension will be visible from various long views; particularly the north and west elevations where the roof extension will infill without a setback,
- The extension will add five new windows on the north elevation (overlooking Roger Street - particularly problematic for the flats at 1A Doughty Street),
- The extension will only provide the absolute minimum floor area for a one bedroom flat which is hardly worth interfering with the façade of a listed building and adding an extra floor to what is already the tallest building in its Georgian surroundings,
- 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.

Sincerely,



Peter Zenneck