
Conservation Area Advisory Committee

Advisory Committee

Application ref 2018/3096/P

Address 64-65 Guilford Street London WC1N 1DD

Planning Officer Kristina Smith

Comments by 02 Sep 2018

Proposal Partial demolition and erection of three storey rear extensions and mansard roof extensions with dormer windows to front and rear at both properties in association with change of use from 32-bed hostel (Sui Generis) to 18 x 1-bed self-contained units (Use Class C3)

Objection Yes

Observations This objection is on behalf of the Bloomsbury CAAC.
Bloomsbury is not listed in the drop-down box.

We are glad that the two houses are to be separated and that the non-original partitioning is to be removed and that many original features including the window reveals, door and door architraves and the majority of rear windows are to be retained and restored. However we have serious objections to the loft and closet wing extensions.

Changing the historic butterfly roofs would harm the character and appearance of the conservation area. The proposed roof extension would be visible, particularly when walking through from Queen Square, even though it is to be set back from the parapet. The application states something similar was approved at no 66 but this must not be allowed to set a precedent. In any case, the roof extension to no 66 appears not to have been constructed (looking at a roof-view on Google maps).

The top floor windows facing Guilford Street at no.65 appear to be original and should be repaired not replaced.

At the rear, the attractive extension to no 64, with bow window, is almost certainly early 19th century and should be retained, without being extended or raised further. No elevation drawings have been provided for the extension/closet wing to no. 65. We understand this to be

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modern. But this should also not be further extended or raised. It is important to leave space between the extensions and the back of the separately-owned mews houses in the Colonnade.

Documents attached

No details entered

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