

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/0638/P	Debbie Radcliffe for Bloomsbury CAAC	11/04/2019 16:28:51	OBJ	<p>The application site lies with a two storey terrace on Pakenham Street, which is a positive contributor to the Conservation Area.</p> <p>The built environment is characterised by a fine urban grain and its repetitive character is derived from a pattern of vertically proportioned sash windows and arched doors, fanlights and ground floor windows. This sense of formal pattern is repeated on the rear facade of the terrace.</p> <p>The erection of a single storey rear extension will cause harm to the Conservation Area by changing the character of the rear facade of this historic terrace.</p> <p>The drawings propose the removal of a sash window and its replacement with what appears to be patio doors that open outwards on to the new flat roof. This suggests that access on to the flat roof is a future intention. This is unacceptable on the grounds of residential amenity as it will enable overlooking from the new roof on to the gardens of neighbouring properties.</p> <p>In the Design & Access statement the 3D view of the extension shows that a number of interventions are not in keeping with the heritage building. These include the new window opening in the 'outrigger', the use of pigmented render and introduction of bifoldded garden doors.</p> <p>BCAAC considers that the application for a single storey rear extension at 16 Pakenham Street should be refused.</p>
