

Chan, Mark

From: Kristian Kaminski [REDACTED]
Sent: 18 June 2019 10:54
To: Chan, Mark
Subject: 4 Mecklenburgh Street, 2019/2371/P

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mark

I wish to object to the application for the 'erection of a single storey rear/side extension, installation of a platform over existing rear lightwell and alteration to fenestration of the existing rear extension' to 4 Mecklenburgh Street.

4 Mecklenburgh Street has architectural and historic significance as part of an early C19th terrace. It is Grade II listed and makes a positive contribution to the character and appearance of the Bloomsbury Conservation Area.

Gardens make an important contribution to the setting of listed buildings and the character and appearance of conservation areas. Originally the terrace would have had very small gardens and at some point a single storey rear extension, which may be historic, has been constructed occupying about half of that space at ground level. This increases the importance of the small amount of remaining open space. There is a lightwell, likely to be historic, to the rear of the property at basement level.

In my view glazing over the lightwell and constructing a rear extension, occupying nearly 50% of the remaining garden space, will harm the significance of the listed building and the character and appearance of the conservation area by virtue of its inappropriate scale, location and design. The loss of open space would be extremely harmful and the design of the extension and associated works (glazing over the lightwell, railings) would make it an incongruous and therefore harmful addition. There are no public benefits that would outweigh this harm. The works would therefore fail to comply with the requirements of the NPPF, Camden's Local Plan and the Planning (Listed Buildings and Conservation Areas) Act 1990.

I hope that you share these views and will recommend refusal.

Best wishes

Kristian Kaminski