

Henriques, Roberta

From: Meynell, Charlotte
Sent: 17 September 2020 20:05
To: Planning
Subject: FW: BCAAC response, 33 Betterton Street, WC2 2020/3157/P

Hello,

Please can the below email be uploaded to M3 and Trim as the Bloomsbury CAAC's response to app. ref. 2020/3157/P – 33 Betterton Street.

Thanks,

Charlotte Meynell
Planning Officer



The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Ms Meynell,

Im writing a response on behalf of BCAAC for 2020/3588/L, 33 Betterton Street, Covent Garden. I am sorry it is late but hope that you would please kindly accept our response. I wonder if you would be so good as to let me know either way whether or not its gone in? Here it is below in any case.

Kind Regards,

Jo Hurford

Response Type- OBJECTION

The removal of the Georgian M-shaped roof would cause architectural and historical harm to the significance of the building, the erection of the mansard roof extension would cause harm to the appearance and character of the Covent Garden Conservation area which we seek to preserve. The roof extension at neighbouring 31 Betterton Street can indeed be seen from street level and also causes harm.

The erection of a Juliet balcony would most likely cause overlooking and lack of privacy for existing residents at the rear of the building.

Recently the Launderette was closed and made into another flat at No.33. Adding yet another flat on top of this building will increase occupancy and therefore noise impacts on all the current residents.

It is unclear whether provision has been made for continued access to the current fire escape.

Original internal features including the current staircase with its twisted balustrades must be retained. Adding an extra floor and therefore an increase in foot-traffic on this single staircase seems very unwise in this current age of Covid 19.

The documents state that the roof tiles are grey slate but this appears not to be the case when viewing the photographs. This gives one cause to wonder whether everything else is correct? Can someone clarify please?