



61B Judd Street
King's Cross
LONDON
WC1H 9QT

bloombsburylives.co.uk

9th January 2021

2020/5067/P

Charlotte Meynell
LB Camden
5 Pancras Square
King's Cross
LONDON
N1C 4AG

Partial Objection to 2020/5067/P, with regard to alterations to façade and rear elevation of 57-59 Neal Street, on behalf of the Seven Dials CAAC.

The Seven Dials CAAC wishes to register a partial objection to the proposed alterations to 57-59 Neal Street. We believe the application is being made in good faith to improve the appearance of the building, and so we support the principles of development. However given the importance of the Seven Dials CA and the immediate setting of listed buildings, we recommend that greater sensitivity be employed in making these changes. We therefore suggest some alterations.

We particularly support the use of timber doors and windows in keeping with the historic appearance of this building, and lead finishing to the 'Mansard' dormers. This will evidently enhance the appearance and character of the CA.

Our main concern relates to the rooftop plant. The Seven Dials CA is exceptional in that its roofscape is remarkably well-preserved, and the proliferation of plant typically seen throughout Central London has not manifested here (image below). It would be very unfortunate to permit this plant which would likely set an unwelcome precedent. We therefore must object to this application while it contains this proposal.

We are also concerned about the design and finish of the proposed railings. These should be historic in appearance and finish, but entirely utilitarian to match the character of the host building. The use of modern industrial-type railings would be unfortunate, in our view, due to their inherent modern character. The finish of the railings in any case should be gloss black to match historic precedent. This could be controlled through a planning obligation.

We also query the installation of illumination to the façade. Being a particularly utilitarian and undistinguished building it is questionable what would be gained in aesthetic terms by lighting the building at night. In our view, the disadvantage brought to residents through increased light

pollution outweighs the advantage brought through illumination. Allowing this illumination would add an extra layer of complexity and ongoing monitoring to an otherwise simple application.

Furthermore, we are surprised that the dormer windows on the rear elevation are not proposed to be in the same style as the other windows. It would be reasonable to expect these windows to be of the same type and finish as the others proposed.

Bloomsbury Conservation Areas

Advisory Committee

On behalf of the Seven Dials CAAC

9th January 2021

Historic Images (*London Picture Archive, formerly 'Collage'*)



Roofscape (*Google Earth*)

