



**BLOOMSBURY  
CONSERVATION AREAS**  
Advisory Committee | Est. 1968

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20<sup>th</sup> June 2021

2021/1441/P

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**FORMAL OBJECTION: Alterations to front and rear elevation of 3 Guilford Street at ground and lower ground floor. Window replacements and rear extension replacement/infill.**

The Bloomsbury CAAC objects to application 2021/1441/P on grounds of poor and inappropriate design, causing harm to the Grade II listed Georgian terrace and Bloomsbury Conservation Area.

*Rear Alterations*

The Bloomsbury CAAC believes the development proposed at rear by the applicant is acceptable in principle. The objection is purely on grounds of inappropriate and poor design.

Any new construction should ideally be built in London stock brick to match the existing building, or an appropriate dark coloured brick. This is to ensure the extension is subservient to the host building, is clearly read as being an extension to the host building, and does not compete or contrast in terms of appearance. The Bloomsbury CAAC therefore objects to the use of dark concrete.

Concrete as a facing material is in itself an inappropriate choice within the setting of a Grade II listed building constructed entirely in brick.

Fenestration proportions and shape should mirror those of the host building. This is for the same reasons as those mentioned above. The Bloomsbury CAAC therefore objects to the use of two large circular openings. Any fenestration should be regular (rectangular in shape), possibly with a brick arch.

*Fenestration*

The existing windows appear to be mainly Victorian sash windows to replace the pre-existing Georgian originals on the front elevation. Despite entirely lacking glazing bars, there is some

uniformity along Guilford Street and the wider area in the use of this style of sash window. Clearly there is also some historic interest retained in these Victorian windows.

At the rear of the existing at first floor there appears to be a single example of an Edwardian or even contemporary sash window replacement (16 over 16), alien to the character and history of this building. The application proposes to replace two windows at front and one at rear with this non-original sash window. This does not restore the original appearance of the building, and also causes the removal of historic fabric. We believe this causes harm to the host building and wider CA.

The Bloomsbury CAAC therefore objects to the proposed replacement of windows at front and rear.

In our view, given the homogeneity of fenestration on the host building (at front) and wider street, window replacements at front would be inappropriate unless all windows are replaced consistent with the original appearance of the building (at all floors).

#### *Recommendation(s)*

The Bloomsbury CAAC maintains a formal objection to this scheme. Our objection would be rescinded on condition of:

- Rear extension constructed in London stock (or similar) brick to match existing host building.
- Circular windows replaced with subservient rectangular windows.
- Sash windows at front not to be replaced.
- Window at rear, if replaced, to be replaced with window built to match genuine historic Georgian sash windows.

### **Bloomsbury Conservation Areas**

*Advisory Committee*

20<sup>th</sup> June 2021