

Hi Patrick,

Sorry for the latish response, Bloomsbury CAAC wishes to register a formal objection to this application.

The roofscape of the conservation area contributes towards its significance even where not visible from the public realm, and of course the condition of the roof of a listed building contributes towards the significance of that listed building, and the setting of surrounding listed buildings.

When looking at these applications, we typically check the surrounding roofscape to check for precedent. If there is a widespread precedent of rooftop plant, we reserve objection. This is usually in commercial areas.

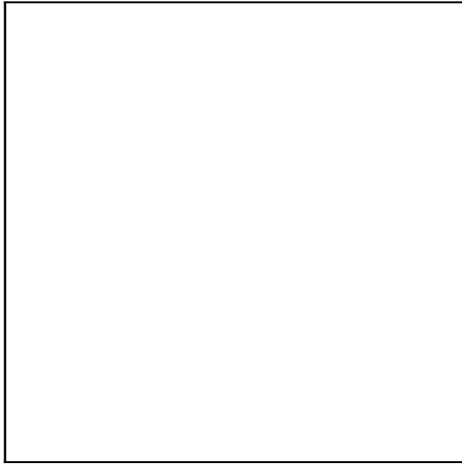
I have attached an image showing the roofscape surrounding 2 Bloomsbury Place. As can be seen, there is no proliferation of plant.

Precedent is a material consideration. As established in *Collis Radio v Secretary of State for the Environment*, even where an application causes no or minimal harm, if the approval of the application could lead to more applications being approved which do amount to harm, that harm should be taken into account.

Clearly in this case, approval would set a precedent, where otherwise there is none.

We therefore object based upon both the immediate harm to the terrace, the conservation area, and precedent set for further harm in the immediate and wider area.

Owen Ward



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