



# BLOOMSBURY CONSERVATION AREAS

Advisory Committee | Est. 1968

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2021/2339/P

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## **Formal Objection to 2021/2339/P regarding excavation of basement and reinstatement of lightwell, and associated changes of use at 53 Charlotte Street.**

The Charlotte Street CAAC objects to this application on the basis of inappropriate design at the lower ground floor elevation. We do not object to the principle of development regarding change of use or the excavation of the lightwell and reinstatement of railings. We do object to the principle of glazed 'walk-on rooflights' in front of each entrance.

It is our view that the reinstatement of the basement lightwell and railings enhances the architectural and historic significance of the host building as a principle of development, subject to appropriate detailing and design. This is due to the restoration of the building to its historic appearance and subsequent improvement to the appearance of the streetscape.

However the proposed large glazed space along the full width of the lower ground floor elevation is inappropriate for a building of this kind. To complement the host building and wider conservation area the aim should be to restore the historic appearance of the building or aim for some level of traditional appearance. In particular the solid-to-void ratio should largely reflect the upper storeys with windows sash or sash-style. A traditional door opening could also be acceptable with some limited level of glazing. There are plenty of examples of preserved basement levels in the immediate vicinity from which design precedent can be drawn. Any proposal of excessive glazing or of a particularly modern appearance is likely to result in objection from ourselves.

We object to the principle of walk-on rooflights as being inappropriate in the historic street scene.

While the principle of development is supported, subject to any revisions submitted it is also strongly recommended that approval of details are required with regard to the proposed railings and fenestration/door detailing.

**Bloomsbury Conservation Areas**  
*Advisory Committee*