



BLOOMSBURY CONSERVATION AREAS

Advisory Committee | Est. 1968

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2021/3245/P

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Formal Objection to Application 2021/3245/P for the Erection of Single-Storey Roof Extension on Cleveland Court, Cleveland Street, London, W1T 6NH.

This objection is submitted on behalf of the Fitzroy Conservation Area Advisory Committee. We object to the application on the grounds of causing unacceptable harm to the significance of the conservation area and the surrounding listed buildings.

Site and Local Context

Cleveland Street is comprised of four-storey Georgian and Victorian terraced buildings, giving rhythm and consistency in scale to the street. The building occupies a prominent position within the Fitzroy Square CA and is visible along Cleveland Street, Fitzroy Mews, Grafton Way, and the south side of the nationally significant Fitzroy Square. The building is adjacent to numerous Grade II listed Georgian terraces Nos 37-45, 52-56, 60-62, 58, 65-71, 78,80 on Grafton Way, and the building is visible from the Southern side of Fitzroy Square including Grade I listed 33-40 Fitzroy Square.

The rear of the Fitzroy Square western terrace is just 19 metres away from Cleveland Court. Any uplift in scale of the building will be highly visible from the Grade II and II* listed buildings. It is critical that any extension to Cleveland Court does not have a detrimental effect on the setting of these listed buildings. The rear of Cleveland Court backs onto Fitzroy Mews which accommodates three storey mews buildings which are sympathetic in scale.

According to the Fitzroy Square CA appraisal Cleveland Court was an Art Deco inspired mansion block built in 1939 'Art Deco-influenced ornamental brickwork, together with white banding and canted bays. The entrance and staircase bay are accentuated by dramatic vertical planes of white concrete, and the balconies have decorative wrought iron screens.' Cleveland Court is already of a

larger scale compared to the surrounding streetscape and is particularly noticeable from views down Cleveland Street.

Impact of Uplift in Scale

An additional storey would only exacerbate Cleveland Court having an overbearing presence on the Conservation Area. The uplift on scale would be especially damaging to the four storey listed terraces on Grafton Way, and the views down Grafton Way from Fitzroy Square and Cleveland Street. The increase in scale would create a 'canyon effect' on Fitzroy Mews dominating the surrounding three storey high mews buildings. From street level Cleveland Court is already one and half floors higher than the neighbouring Grade II listed 86 and 80 Grafton Road. Any additional height would only further exacerbate this issue and would damage the setting of these listed buildings.

Conclusion

Although Cleveland Court is not listed as a positive contributor in the Fitzroy Square CA appraisal the building is a typical example of 1930's Art Deco design with understated continuity and rhythm, retaining the original roof line. The additional storey would upset the balance and proportions of the building and would be an incongruous accretion to the host building causing unacceptable harm to the building and surrounding conservation area. This is intensified by the existing height of the building and its prominence within the street, particularly in views north along Cleveland Street, down Grafton Way and Fitzroy Mews. Therefore, we urge the Council to reject the proposal for the aforementioned reasons.

Sam Reed

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