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**From:** Bloomsbury Conservation <planning@bloomsburyconservation.org.uk>  
**Sent:** 26 October 2021 20:15  
**To:** Nora-Andreea Constantinescu  
**Subject:** Re: REVISION 2021/2339/P - SC -RE: 53 Charlotte Street,  
**Importance:** High

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Dear Nora,

I am very sorry for not responding sooner - a total of three members are away currently meaning I have had much more to do than usual!

I think the revision is an improvement but there are still issues. The glazed walk-on roof lights aren't really acceptable as a principle in my view. There is great pressure for conversions of these kind at the moment in this area and certainly if this were approved it'd be used as a precedent and the pavement would become full of odd bits of glass which simply isn't acceptable in a conservation area. Even having rooflights where they are meant to be (on a roof) is controversial enough.

I know the applicant will argue that the reduction in light will be too great for habitation but to be frank it is a basement and isn't designed for human habitation so it will always be a problem. These sorts of units are absolutely horrid inside as when you progress further into the flat it becomes completely dark and dank. Although not a heritage point, I am surprised this application hasn't already been withdrawn or refused for these reasons.

In terms of the French doors, windows, and railings, the details all absolutely must be secured by a condition attached for approval of details specifying materials, supplier, detailed drawings, etc to be referred to a conservation officer. There are examples in the area where applicants have attempted to erect railings using £20 examples from garden centres etc. See San Marzano on Marchmont Street.

I think those are all the comments we have (from the Charlotte Street CAAC).

Owen Ward

On 7 Oct 2021, at 11:39, Nora-Andreea Constantinescu <[Nora-Andreea.Constantinescu@camden.gov.uk](mailto:Nora-Andreea.Constantinescu@camden.gov.uk)> wrote:

Hello,

Hope you are well.

This is to let you know we received revisions in relation to the above, aimed to address your comments. I attach them for ease and you can find them online on the application record.

Can you please let me know your thoughts on these as soon as possible?

Regards,

Nora