

Parnjit Singh

From: Bloomsbury Conservation <planning@bloomsburyconservation.org.uk>
Sent: 04 November 2021 12:24
To: Adam Greenhalgh; Planning Planning
Subject: Re: 2021/3523/P: 79 Guilford Street

Dear Adam,

I have spent a while to think about this and whether it would be better to object or not to object. I appreciate the changes are relatively minor and the applicants must consider it unfair that we are objecting when there are many examples in the surrounding area of similar changes.

However I think we must hold to our objection. The main reason is that the conservation area has an important roofscape which should be preserved, despite it not being generally visible from the public realm. The conservation area management strategy supports this view.

E.g. para 5.26 of the management strategy states:

'It is clear from the Conservation Area Appraisal that there is considerable pressure for redevelopment and new development across Bloomsbury. This pressure comes from a number of sources of different scales: [...] (ii) a range of small scale change that can, cumulatively, have a significant impact on the character of an area (e.g. roof extensions; rear extensions, satellite dishes and aerials, fire escapes, plant)'

Para 5.38 also states:

'The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable. Of particular interest are butterfly roof forms, parapets, chimneystacks and pots and expressed party walls.'

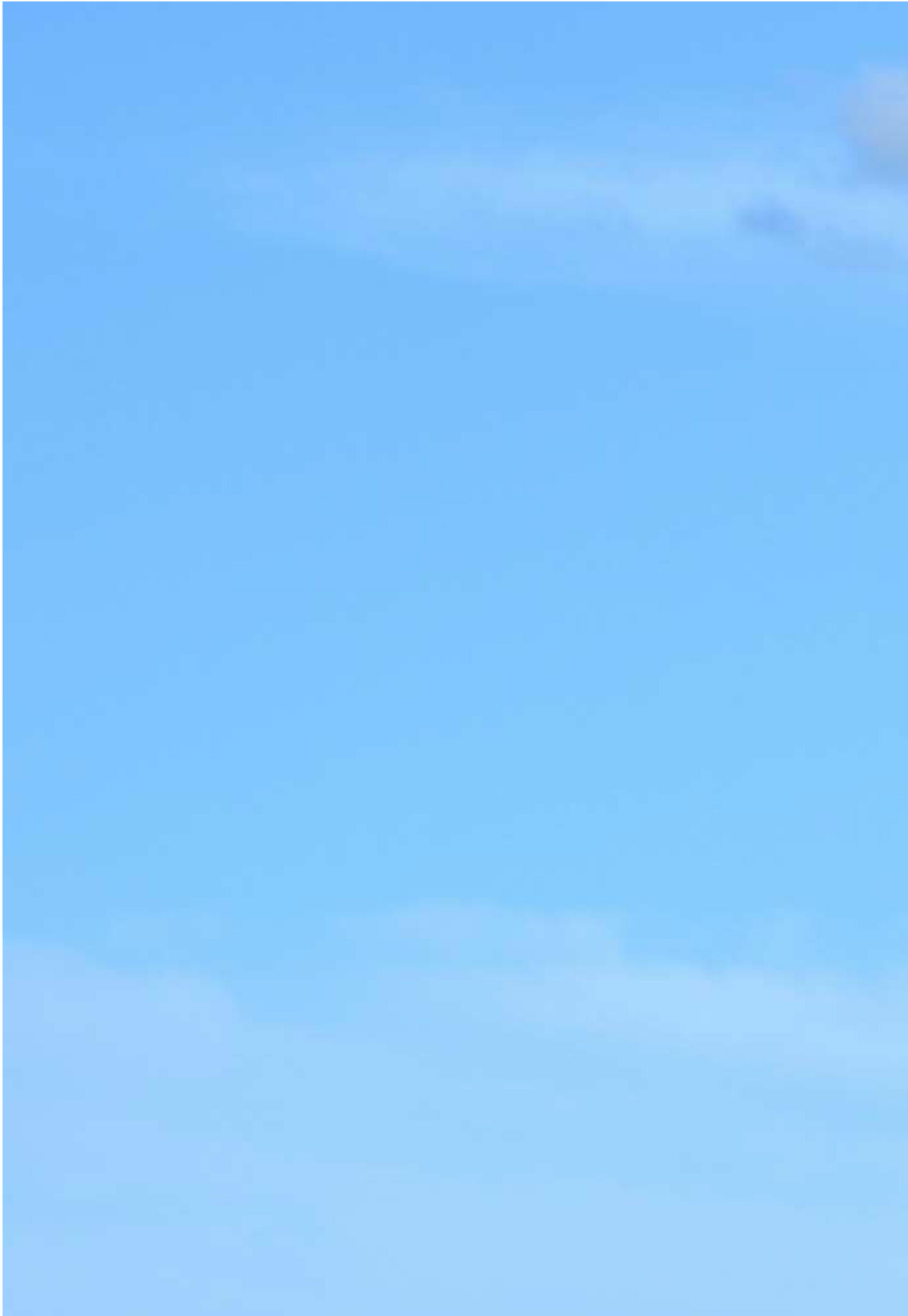
The strategy does not make reference to the necessity of these features being visible from the public realm. Indeed, butterfly roofs on non-listed buildings are never visible but noted as being of importance to preserve.

You can also see in the attached photograph that the genuinely 'diverse' roofscape of the Bloomsbury CA is very interesting and historically significant, but over time it has become polluted by an accumulation of inappropriate alterations like aerials, satellite dishes, flues and the like. This sort of ongoing erosion of historic character cannot be condoned by a committee tasked with preserving the character of the conservation area.

I do note also the benefits of sustainable energy generation - however this has not in the past overridden the requirements of the conservation area or listed buildings. Solar panels are not generally accepted in the CA for the same reasons. Outside of Central London where both listed buildings and plant are less common, the installation of plant on the roof of a listed building would be absolutely unthinkable.

Sorry that it is not the answer you wanted. We should really have clear guidance on plant in conservation areas and listed buildings somewhere, but not even Historic England has any. The best guide is the management strategy which is clearly against plant in situations like this.

Owen





61B Judd Street, Bloomsbury, London. WC1H 9QT
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On 20 Oct 2021, at 11:04, Adam Greenhalgh <Adam.Greenhalgh@camden.gov.uk> wrote:

Many thanks Owen.

Look forward to hearing back from you on this one.

Kind regards

Adam Greenhalgh
Planning Officer

Telephone: 020 7974 6341

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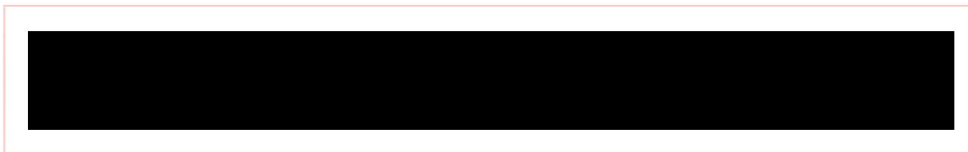
The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Bloomsbury Conservation <planning@bloomsburyconservation.org.uk>

Sent: 20 October 2021 10:58

To: Adam Greenhalgh <Adam.Greenhalgh@camden.gov.uk>

Subject: RE: 2021/3523/P: 79 Guilford Street



Dear Adam,

I will look over this again this week and discuss with other members. We are not of the opinion that a lack of visibility from the public realm does not amount to harm. One has to consider the precedent set by approval of these things – if everyone has one on their roof that does start to amount to a significant degree of harm to the roofscape of the CA. However I appreciate it is certainly on the margin of what we would normally object to. Let me check what the CA appraisal and management strategy says and then revert.

Owen

<image006.png>

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From: [Adam Greenhalgh](#)

Sent: 19 October 2021 17:10

To: 'planning@bloomsburyconservation.org.uk'

Subject: RE: 2021/3523/P: 79 Guilford Street

Hi Owen

I am writing to ask if you might be minded to withdraw your objection to this application for an Air Source Heat Pump on 79 Guilford Street. Our Conservation Officer (Nick Baxter) has no objections as follows:

'The proposed heat pump would be objectionable on heritage grounds on two grounds: if it were visible or if it damaged historic fabric. In this instance, the roof fabric is modern and the mid-terrace position and front and back roof slopes mean that these harms do not occur.

In addition, the plant is a heat pump, as opposed to say an air conditioner, so is allied with climate change objectives, being a way of generating heat from electricity as opposed to gas'

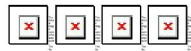
Also the applicant has emailed to provide a justification for the proposal (please see attached email).

Given the benefits of the proposal in terms of climate change mitigation and the fact that it would have no impact on the character or appearance of the Conservation Area or the historic fabric of the Listed Building please could you withdraw your objection.

Many thanks

Adam Greenhalgh
Planning Officer

Telephone: 020 7974 6341



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From: Bloomsbury Conservation <planning@bloomsburyconservation.org.uk>

Sent: 06 September 2021 20:21

To: Adam Greenhalgh <Adam.Greenhalgh@camden.gov.uk>

Subject: 2021/3523/P: 79 Guilford Street

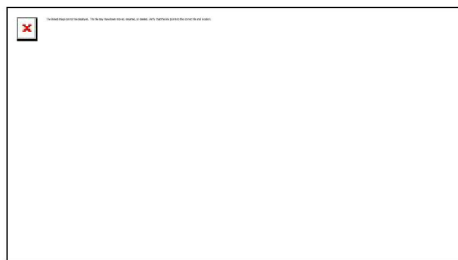


Dear Adam,

I am looking at the application for a rooftop ASHP at 79 Guilford Street. We always try to resist rooftop plant of any kind especially on a listed building. In this case unfortunately there is some precedent for rooftop plant nearby although whether this is permitted or not I have not checked. It would be preferable, as an ASHP is very quiet, for this to go in the garden where its visual impact would be much lessened. Could you ask the applicant whether they have considered this, and would you consider organising a site visit to have a look at the garden space if this is something you would support?

Owen

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