

From: Bloomsbury Conservation
[REDACTED]
Sent: 21 November 2021 21:19
To: Elaine Quigley
Cc: Planning Planning
Subject: OBJECTION (2021/2706/P)
Attachments: [2021-2706-P 11 Johns Mews.pdf](#)

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Dear Elaine,

Please find attached our objection to 2021/2706/P.

Owen Ward



**BLOOMSBURY
CONSERVATION AREAS**
Advisory Committee | Est. 1968



On 3 Nov 2021, at 13:09, Elaine Quigley [REDACTED] wrote:

Hi Owen.

Sorry to hear that you are commenting on the majority of the applications in Bloomsbury CA at the moment. Hopefully you will get a bit of a break soon.

I agree that the existing mansard roof extension (granted in 1995 I think) is significant and wasn't designed appropriately for a historic building.

I think they are thinking of removing the solar panels from the scheme but this hasn't been formally confirmed yet.

Look forward to receiving your comments next week.

Elaine

Elaine Quigley
Senior Planning Officer



<image001.png> <image003.png> <image004.png> <image006.jpg>

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 [REDACTED]
Sent: 03 November 2021 12:10
To: Elaine Quigley [REDACTED]
Subject: Re: 11 John's Mews (2021/2706/P)

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Hi Elaine,

Thank you for reminding me as I had forgotten about this one.

I do understand what they are doing - converting a 'cold roof' to a 'warm roof'. But this is completely unnecessary and every historic roof throughout the CA is 'cold' and they are not at all 'inefficient'. The advantage of a warm roof is better thermal performance but actually converting an existing cold roof to a warm roof is unusual without some clear necessity for doing so - e.g. collapse, leaks or mould etc.

The existing overall roof structure and build-up with the roof lantern is a real beast and horrible when taken in the context of the CA. It's almost like something from a shanty town rather than a conservation area.

The only reason I can see for not objecting is that the existing roof is really horrible and this alteration only makes it a little bit more horrible. But I think we will still object.

I am planning to go through my applications and write up responses this weekend as I am slightly behind due to 3 members being away right now. So I will write something more formal as an objection to be uploaded.

Owen

<image010.png>



On 3 Nov 2021, at 11:36, Elaine Quigley
[redacted] wrote:

Dear Owen,

I am writing with regards to the above. Following your email back in August you commented on the application and raised concerns about the precedent that raising the roof of the building might set. Your concerns were not submitted as a formal objection and I wanted to check if this was still the case.

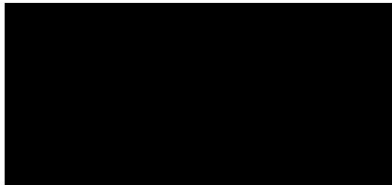
I have discussed this proposal with the conservation officer and she has requested additional information and justification which has been received (see attached).

Will there be a formal objection from the CAAC to the application? If so, can you let me know as soon as possible.

Kind regards

Elaine

Elaine Quigley
Senior Planning Officer
Regeneration and Planning
Supporting Communities
London Borough of Camden



<image002.png> <image004.png> <image006.png> <image008.jpg>

<image009.png>

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<householders-guide-to-flat-roofing-2015.pdf>

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**BLOOMSBURY
CONSERVATION AREAS**
Advisory Committee | Est. 1968

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21st November 2021

2021/2706/P

Elaine Quigley
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Formal Objection to application 2021/2706/P for alterations to the roof including an increased build-up to the roof by approx. 300mm.

The Bloomsbury CAAC objects to this application on the basis of harm to the conservation area and to the setting of listed terraces on John Street.

The existing mews building with extension is an extremely incongruous building within its setting by means of its excessive scale and poor design. Every opportunity should be taken to mitigate the impact of this building upon the surrounding historic townscape.

The photograph on the following page shows the view of the rear of this building from a Grade II listed terrace on John Street for context. It will be noted that there is evidence of structural failure at roof level, likely due to inappropriate loads upon the foundations and cantilever over the rear elevation.

The application states that the roofline will be raised in order to '*repair a faulty roof construction*'. The application goes on to explain that a cold roof construction will be replaced with a warm roof construction in order to increase thermal efficiency. While a warm roof may increase thermal efficiency, a cold roof is by no means '*faulty*' as indeed the vast majority of roofs within the CA are of traditional cold roof construction. Cold roofs carry many benefits such as improved ventilation and durability in the event of external leaks.

In our view, this application causes harm to the conservation area and the setting of nearby listed terraces, and there is no sufficient justification or benefit to allow this harm.

Bloomsbury Conservation Areas
Advisory Committee

