



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

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2021/2706/P

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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*

