



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

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31st January 2022

2021/5779/P

Miriam Baptist  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

**Objection to 2021/5779/P use of flat roof at roof terrace and erection of boundary railings  
at St Andrews House, Flat 3 Gray's Inn Road London WC1X 8JT**

This objection is submitted on behalf of the Bloomsbury Conservation Area Advisory Committee. We object to the application on the grounds of causing unacceptable harm to the significance of the Bloomsbury Conservation Area.

The site is located within sub-area 14 of the Bloomsbury CA which is described in the CA appraisal as 'the built environment is characterised by a fine urban grain of a repetitive nature.' The building occupies a prominent site on the perimeter of St Andrew's Gardens, which is the only formal open space in the sub area. This position means the building is visible throughout the Garden and along Wren Street half of the year when the deciduous London Plain trees shed their leaves. The site is opposite the Grade II listed 165 Gray's Inn Road, neighbours Sphinx House and 252a Gray's Inn Road which is listed as a positive contributor.

The existing building is banal at best. We believe that the building is architecturally poor and does not meet the high standard of design that is necessitated within the CA. The styling of the building is a mix of post-modern and Georgian pastiche. One positive feature of the building is that it creates a step down from the taller Sphinx House and the two storey 252a Gray's Inn Road.

Turning to the application itself, the installation of railings along the parameter of the flat roof and planters is an unfortunate addition that makes this building look even worse than it already does. We are concerned on the effect it would have on long views from the listed buildings on Wren Street during the winter months, the listed buildings opposite on Grays's Inn Road and throughout St Andrew's Gardens.

We are particularly worried that the proposed balcony will overlook the private garden of 252a Gray's Inn Road causing nuisance to the residents of the property, obstructing their quiet enjoyment of their home. The applicant has stated that 'the terrace would not directly overlook any private amenity areas. Any other overlooking would not be materially different

than what is possible from upper floor windows at present.' We believe that this is false, the roof terrace will overlook the neighbours private garden below. There are no windows on the right façade of the subject property, meaning overlooking will be materially different. Unless proved otherwise by the applicant the proposal will lead to a loss of amenity to the residents of 252a Gray's Inn Road through loss of privacy and noise nuisance.

We have no comment on the proposed glass flooring.

We therefore object to this application and urge the council to reject the proposal for the aforementioned reasons.

**Bloomsbury Conservation Areas  
Advisory committee**