
From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
Subject: 2022/2623/P - 102 Kings Cross Road

Dear Matthew / Planning department

I apologise for this late submission (due to my being overseas) but I trust you will accept and consider our comments, below.
Thank you.

Kind regards

Debbie Radcliffe
Chair, Bloomsbury Residents Action Group (BRAG)
[REDACTED]

The Bloomsbury Residents Action Group (BRAG) was formed in 2016 to offer support to residents in South Camden regarding planning issues and other matters, particularly in instances where local people feel that their concerns are not being taken sufficiently seriously.

This application (2022/2623/P) is a case in point and we fully support the detailed objection made by the residents of the building for which an additional storey extension with mansard is proposed.

Impact on heritage

The applicant is the freeholder of this important corner building, running a commercial business on the ground and basement floors. By identifying the application site as 103 Kings Cross Road, which is a major thoroughfare and principally a commercial street, this gives the impression that additional height and mass might be acceptable.

However, we note the official address for the three residential flats is 1A Frederick Street. This then is key to the significance of the application building in its historic context.

Most of the buildings in this area date from the 1820s to the 1840s, and were designed and built by Thomas and William Cubitt. The application site adjoins four Grade 2 listed terraced houses at nos 1-7 (odd) Frederick Street, built by William Cubitt between 1835-39.

The proposed additional storey will cause harm to the setting of the adjacent listed buildings and thus to the Bloomsbury Conservation Area. The overpowering dominance of the proposed roof extension will cause harm to the character of the surrounding street scene, in particular the roofscape of the listed terrace.

Impact on residential amenity

We were particularly concerned at the lack of consultation with the leaseholders of the three flats within the building, whose residential amenity will be considerably affected by the construction of an additional floor.

This implies a lack of courtesy to the leaseholders and is not in accord with Camden Statement of Community Involvement. To quote from 3.7 of this document

“We strongly encourage all applicants to consult any neighbours who may be affected by their proposals before they submit a planning application.”

Although Camden acknowledges that it cannot require a developer to undertake pre-application discussions, paragraph 3.7 continues, “Pre-application consultation provides an opportunity for neighbours, local communities and stakeholders to discuss any proposals with the applicant so any issues can be raised directly with the applicant and influence their proposals.”

Conclusion

Bearing heritage and consultation issues in mind, we urge you to refuse the application for an additional floor and mansard roof as applied for at 103 Kings Cross Road (otherwise known as 1A Frederick Street).