
From: [REDACTED]
Sent: [REDACTED]
To: Dempsey, Matthew (Matthew.Dempsey@Camden.gov.uk)
Subject: 103 King's Cross Road WC1 roof extension ref 2022/2623/P

Dear Matt

Thank you for consulting me on the above application which proposes a self-contained residential unit within a roof extension topped by a roof terrace. The application site is a four-storey late 19th-century corner building on the southern side of the junction of King's Cross Road and Frederick Street, which is situated in the Bloomsbury Conservation Area.

As such, the existing building is already noticeably taller than its immediate neighbours, both on King's Cross Road and Frederick Street, and also the terrace on the opposite corner of the junction which includes The Racketeer PH. The majority of buildings on Frederick Street are grade II listed, including the site's immediate terrace to the west.

The existing building is also prominent in a number of medium-to-long views in the street network including from the north and south along King's Cross Road and from Frederick Street as it runs towards Gray's Inn Road in the west.

The impacts on both the character of the conservation area and the setting of the adjacent listed buildings therefore needs to be taken into account.

The host building already has a vertical emphasis marking its corner location, largely deriving from the proportions of its facades which are characterised by tall sash windows and also by the central corner chimney and eastern chimney which rise noticeably above the main parapet. This gives the building an appropriate status within the townscape which does not need to be further extended or emphasised, and which strikes a balance with adjacent building heights, including the front parapets and roof forms of the grade II listed townhouses.

The addition of a flat-topped mansard storey with dormer windows, with an elevated roof terrace in the centre of its plan, will therefore be an over-dominant feature in the townscape, in terms of its impact on the views identified above, in terms of the impact on the existing dimensions and proportions of the host building and the resultant changes to its architectural hierarchy including to its chimneys, and in terms of the overbearing nature of the additional height on the adjacent terrace of listed buildings. Not only is the additional height and bulk a concern, but also the form of the mansard which has one main slope with a flat roof which is contrary to the Council's CPG. Furthermore, it is not considered acceptable to have a roof terrace at higher level than the main envelope.

As such, this application should be refused on the grounds of the harm caused to the character and appearance of the Bloomsbury Conservation Area as well as to the setting of adjacent grade II listed buildings in Frederick Street.

Please let me know if you have any questions. I will add these comments to Trim.

Catherine

Catherine Bond
Principal Planner (Conservation)

