



Subject: 2022/4203/P 33 Theobald's Road WC1X 8SP



Dear Miriam

The Advisory Committee objects to the proposal to erect a full height external flue on the rear facade of a fine brick built Victorian property.

We note that the application refers to 33 Theobald's Road, whereas the location plan included with the application clearly links 33 with 11 Lambs Court Passage.

The inappropriate addition of an extractor duct to the rear of No 33 will have a harmful impact on the views from Lambs Conduit Passage, which is the only remaining street of Nicholas Barbon's four diagonally planned routes radiating from Red Lion Square. As such, it is one of the most historically important parts of the whole conservation area.

The introduction of an extractor flue over three floors will fundamentally alter the rear façade of this Victorian building, which although not listed, is part of a terrace on Theobalds Road, which is identified as a Positive Contributor within the Bloomsbury Conservation Area.

The application design implies the duct will not protrude above the roof-line, but the proximity to the window of a residential property will cause harm to residential amenity in this location.

The unwelcome intrusion of the extractor flue will be considerably detrimental to the streetscape and character of the area and the application should be refused.

Best wishes

Debbie Radcliffe

On behalf of:
Bloomsbury Conservation Area Advisory Committee (BCAAC)
61B Judd Street, London WC1H 9QT