

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0270/P	Gammack	15/03/2023 13:25:32	COMMNT	<p>I am a resident of Rochester Terrace. And I strongly urge rejection of this application.</p> <p>There are many reasons to refuse this application; I will focus on a very few</p> <p>~Impact on the character of the area</p> <p>The proposed development, by reason of its height, bulk, mass, footprint and detailed design, would be detrimental to the streetscape and the character and appearance of the neighbouring Rochester Terrace Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies. I am concerned about the appearance of the design of the proposed application as it is not in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017 and policy 2 of the Kentish Town Neighbourhood Plan 2016.</p> <p>The proposed design is out character, setting, context, form and scale with the neighbouring buildings. Although the character and design of the building was originally found to be in keeping with the character and design of residential properties in the Rochester Terrace Conservation Area, this would no longer be the case if the extension is permitted because the proposed new height alters the character and impact of the building on the area.</p> <p>The Rochester Terrace Conservation Area has wider historic beauty and value which is worth preserving. Whilst the existing building sits a bit more inconspicuously due to its height and size, the proposed two storey addition will become more visible and imposing not only from up close, but also from a distance, including from the Rochester Terrace gardens. This will significantly alter the development's impact on the character of the immediate area and will alter the skyline.</p> <p>The applicant claims that the building is not tall and the new extended height responds to the adjacent Camden Courtyards residential complex. However, Camden Courtyards residential complex is of a totally different character and has no visual impact vis a vis the properties on Rochester Road, Wilmot Place and Rochester Mews and Rochester Terrace.</p> <p>This proposal would make a great visual impact the length of Rochester Terrace and highly visible from Rochester Terrace Gardens. The proposal for a fully glazed top floor and a "glazed lantern" on top of the building will create light pollution in the surrounding area at night and will make the proposed addition even more conspicuous and intrusive.</p> <p>The proposed new size and height of the extension will make the building unsightly, oppressive and totally out of keeping with the character of the neighbourhood.</p> <p>It will have a negative impact on the Rochester Conservation Area. The Conservation Area which you yourself described as "cohesive and compact with architectural integrity and charm that survives overall with some minor changes".</p>