
From: Jemima Montagu [REDACTED]
Sent: 17 March 2023 11:55
To: Planning Planning
Subject: Objection to Planning application 2023/0270/P

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I am a neighbour of this proposed re-development and I would like to object on the bulk and design of this proposed 2-storey extension. It is huge and out of keeping with the design and height levels of the conservation area directly behind it. We would be able to see this raised roof level from all our front windows - and if anything, Camden Council should be reversing the decision to have made a commercial area around Pets at Home, not increasing this business and commercial space in what is otherwise a dense residential neighbourhood.

The proposed development would spoil the protected conservation area as viewed from Rochester Terrace Gardens and the surrounding streets (the conservation area surrounds 2 sides of the proposed extension). The five pairs of semi-detached villas on Wilmot Place are specifically mentioned in the Rochester Conservation Area as making a positive contribution, with the silhouette of the buildings being considered an important feature of that positive contribution. The extended building will drown those buildings and be a negative contribution for the integrity of the local design fabric. The design of the extension is grey cladding to match the rest of the building, and in no way in keeping with the Victorian houses to the rear. The top floor is fully glazed meaning artificial light would flood out not only above the houses on Wilmot Place, but above those on Rochester Terrace opposite making it visible from all around, including even from our house on Rochester Road. The scale of the extension would make the building out of character with its surroundings.

While there is a need for further mixed use housing, raising the level in one block of a low-level Victorian residential neighbourhood is completely out of character.

Best wishes

Jemima Montagu

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