



Subject:

Objection - 2023/0270/P

Attachments:

1790_EX.06 EXISTING ROCHESTER MEWS ELEV(2).PDF; Problem with proposed.pdf



Dear Camden Planning,

My objections are as follows:

Objection 1)

The architect's Existing Elevation states that the elegant roof-line of the Wilmot Place semi-detached villas is already compromised by the existing Rochester Place building.

(I have attached the architect's PDF for easy reference)

This is in fact certainly not the case, the Wilmot Place roofs are taller than the existing building.

The architect's disclaimer that the dimensions are 'approximate' is highly misleading - they are certainly not even approximately correct and are a clear attempt to deceive.

Objection 2)

The Wilmot Place roof-line would certainly be drowned by the proposed 2-storey extension.

My sketch elevation (attached PDF) is only to show the effect of the increase in bulk of the building on the Wilmot Place elevation, but as I live directly opposite this Wilmot Place elevation, I am able to confirm that the relative heights shown on my illustration are correct (as per the inset photo top-right corner on the attached PDF).

The houses on Wilmot Place are a key element of the Rochester Conservation Area, as noted several times within the Conservation Area Statement.

It would be a shame to allow such blatant disregard for one of the most attractive Conservation Area vistas.

Objection 3)

The illumination from the fully glazed top floor will spoil the outlook for some distance around.

Perhaps it is not something the planning team consider, but for us the outlook from another aspect of our house is already spoilt by a fully glazed roof-extension above the surrounding houses on Rochester Place.

Allowing such a wide high-level glazed facade would be detrimental to many houses and would be visible all along the private gardens of Rochester Terrace, as well as being very visible from Rochester Terrace Gardens itself.

If light-pollution is yet on your radar, then it would certainly also be an issue.

The overwhelming feeling is that Camden very forcefully imposes unnecessary restrictions on individual homeowners in the area.

Please give residents some faith in the system by not waving though this outrageous scheme which blows everything else out of the water.

Kind regards,

Kim

1 Rochester Terrace Gardens

NW1 9JN

Do not scale off the drawing - All measurements are approximate and subject to site survey
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CANDON COURTHOUSE • ROCHESTER PLACE • APPLICATION SITE

ROCHESTER MEWS ELEVATION



A: 08.09.2022: CONTENT ADDED

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PROJECT	26-28 ROCHESTER PLACE, LONDON, NW1 9JR		
DRAWING NO.	EXISTING ROCHESTER MEWS ELEVATION		
SHEET NO.	1790	DRAWING NO.	EX.06
DATE	AUGUST 2022	SCALE @ A1	1:100
			A

Existing elevation with photos superimposed:



Proposed elevation with photos superimposed:

