

Camden Square Conservation Area Advisory Committee

158 Agar Grove

Date: 27 March 2023

Planning application Reference: 2022/4912/P

Proposal: Erection of single storey rear extension at 1st floor level (above existing rear outrigger)

Summary: We object to this proposal: it neither maintains nor enhances the conservation area and in addition proposes to use inappropriate materials

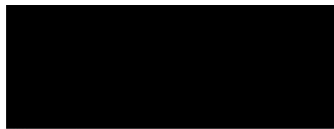
Comments:

1. The drawings are technically inadequate
 - 1.1. As in an earlier proposal for this site, to which we objected, the drawings for this application are extremely rudimentary and don't show neighbouring buildings.
 - 1.2. There are also contradictions between the materials described in the application form and those shown on the drawings.
2. The bulk of the proposed development is inappropriate in relation to the neighbouring buildings.
 - 2.1. The lack of elevations showing neighbouring buildings makes it difficult to follow the applicant's claim that the "size and height" of the rear extension with the proposed added story would be "similar to the rear extensions".
 - 2.2. In fact, the satellite views in the appendix of the design and access statement show that on the contrary, the majority of extensions in this terrace are single story only, with the double story extension at no. 150, which is referred to in the DAS, being an unsympathetic outlier.
3. The dimensions of individual openings do not relate to those of nearby buildings.
 - 3.1. The proposed new window in the upper story of the closet wing extension does not relate in shape or type to the staircase window above and would make the appearance of the rear façade even more cluttered.
4. The choice of materials fails to support historical precedent
 - 4.1. Contrary to the requirements of the Conservation Area Management Strategy, the new window is proposed to be in uPVC



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- 4.2. The wall in the elevation appears to be rendered instead of facing brick, as stated in the application form.
5. We question the durability of some of the proposed materials
 - 5.1. Inadequate information is provided on the new closet wing roof
 - 5.2. With no parapets, a minimal overhang and no indication how the drainage would work, as currently shown the extension walls would be extremely prone to staining.
6. In the absence of adequate information on potential overshadowing, it is difficult to determine whether the extension of the closet wing will have a detrimental effect on no.156. This was an issue we raised with the earlier application. Sadly, the developer has not seen fit to address this problem.
7. Even though the developer has responded to some earlier concerns by omitting the proposed roof extension from this current application, the proposal to add a storey to the rear extension would be detrimental to the conservation area. With its failure to either maintain or enhance the conservation area and the inappropriate choice of materials, we object to this proposal.
- 8.
- 9.



Signed:

David Blagbrough
Chair
Camden Square CAAC

Date:

