

## Camden Square Conservation Area Advisory Committee

99A Camden Mews

**Date:** 4 July 2023

**Planning application Reference:** 2023/1409/P

**Proposal:** Roof extension involving replacement of hipped roof, and window alterations to front and rear elevations.

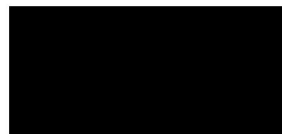
**Summary:** The proposed development neither maintains nor enhances the conservation area. The drawings are inadequate, the bulk inappropriate, and its scale, proportion and rhythm do not relate to nearby buildings. We strongly **object** to this proposed development.

### Comments:

1. The drawings are technically inadequate. Although they are relatively clear, some significant aspects are very unlikely to be built as drawn, and others noted in plan are not shown in section.
  - 1.1. In section, the proposed roof scales 200mm thick, which is most unlikely to provide adequate insulation, but also omits the fall to the rear noted in plan. In addition, the inset perimeter gutters would cut into any insulation. To satisfy building regulations, the roof is bound to be thicker.
  - 1.2. The first floor ceiling, currently set into the roof, is drawn at a height of 2.1M and the proposed second floor ceiling height is only 2M. These very minimal heights are likely to be exceeded in actual construction.
  - 1.3. Photovoltaic cells are shown in plan but not in section. On a 'flat' roof, these are normally raised on frames and sloping to face the sun. They would need to be drawn in section and elevation for their effect on the building's appearance to be judged.
  - 1.4. No section is shown through the proposed roof terrace. This would have to be built up as a walk-on roof with insulation and falls, and the sill to the roof terrace door raised well above floor level. As the proposed ceiling height is minimal, this would have to be drawn to judge its feasibility.
2. The height and volume of the proposal are inappropriate in relation to neighbouring buildings.

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- 2.1. The bulk of the proposed roof extension dominates the right-hand half of the original brick gable, the back of which it abuts.
3. The scale and proportion of individual openings etc neither relate directly to nearby buildings nor do they provide a complimentary contrast.
4. The proposed roof extension would seriously harm the rhythm of the two distinctive gables of both this property and No.99, of which it was originally part.
5. The style of the proposed roof extension is incongruous to the original structure without providing a beneficial contrast.
6. The proposed development fails to maintain or enhance the conservation area.
  - 6.1. This application highlights the difficulty of designing a roof extension to a building with a front gable.
  - 6.2. Apart from the technical inadequacies of the drawings, the proposal would seriously harm perhaps the most characterful aspect of this building which makes a positive contribution to the Conservation Area.
  - 6.3. The pair of gables with pitched slate roofs behind are unusual and clearly visible from up and down Camden Mews. Cutting off the left-hand half of the pitched roof and demolishing and building up the right-hand half as a monolithic block abutting the back of the gable would turn the gable into a false front, no longer balancing the similar true gable of No.99 with which it forms a nearly symmetrical composition.
7. We strongly object to this proposal and urge that it be rejected



**Signed:**  
David Blagbrough  
Chair  
Camden Square CAAC

**Date: 4 July 2023**

**Secretary:** 