

Camden Square Conservation Area Advisory Committee

6 Murray Street

Date: 20 October 2023

Planning application Reference: 2023/3483/P

Proposal: Erection of mansard roof extension and shopfront.

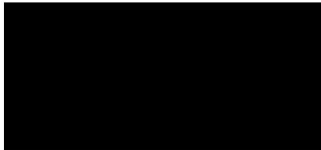
Summary: Subject to clarification of the points raised in para 6, we do not object to the proposal

Comments:

1. Although the drawings are technically adequate, there are no heights or levels given on the sectional drawings or the elevations.
 - 1.1. Overall height of the new mansard is indicated as being to the same level as the neighbouring existing roof.
 - 1.2. Given that Building Regulations requirements for insulation levels may be more stringent than was the case when this was constructed, some certainty over the overall final height of the proposal should be sought.
2. The height and volume of the proposal appear appropriate in relation to neighbouring buildings. Indeed, there is neighbouring precedent for this kind of extension at roof level.
3. As noted above, the proposal fits with elements of adjacent mansard roof extensions.
4. The proposal to change the shopfront is welcomed, however certainty that this will remain in shop use should be sought.
5. Critically, no change of use has been indicated for the shop at ground floor level. However, to meet the requirements of the Conservation Area Appraisal and Management Strategy, safeguarding, its continued use as a shop space should be sought.
6. Whilst the principle of extending the host building at mansard roof level is already established in this row of buildings and is therefore not particularly controversial, before approving the proposal the following points should be addressed:
 - 6.1. The final height of the proposed extension- indicated as level with the neighbouring roof - should be stated

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- 6.2. Conformation that the existing shop use will remain at GF level. The change in shopfront is welcomed, but may indicate a termination of the current occupancy, leaving a void. This in turn may lead to a loss of retail as has already sadly happened in this parade of local shops.



Signed:
David Blagbrough
Chair
Camden Square CAAC

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