

## Camden Square Conservation Area Advisory Committee

167a York Way

**Date:** 1 July 2023

**Planning application Reference:** 2023/2041/P

**Proposal:** Erection of a roof extension with rear terrace to existing flat.

**Summary:** This application fails to enhance the Conservation area and should be rejected: it runs counter to Camden's policy regarding roof extensions to a terrace of undisturbed butterfly roofs.

In addition, enforcement action should proceed to ensure removal of the existing roof extension built without planning permission and associated external alterations.

**Comments:**

1. The proposed bulk is inappropriate in relation to neighbouring buildings
  - 1.1. Although the proposed rebuilding of the roof extension would make it less visible from York Way than the current structure built without planning permission, the rear of the extension would be as built and remain clearly visible in the important view up Camden Mews. This disturbs the consistent rear roof line of the buildings from 155 to 167 York Way. No. 169 has a roof extension pre-dating current regulations, but the original roof line of that abutting terrace is lower in any case.
2. This planning application has numerous confusing elements.
  - 2.1. Although the design and access statement refers to the property as a 'two storey terrace building occupied as a single dwelling house', the application heading from Camden Planning describes the property as a 'flat'. Camden's description appears to be correct.
  - 2.2. The 'original' drawings show access through what would be identified as the adjacent building. The 'original' and proposed drawings fail to show that this is communal access for the three flats (A, B & C) which comprise No. 167.

Secretary: [REDACTED]

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- 2.3. In addition, a planning application was approved in 1983 for conversion of the 'single-family' property into flats. While the approved rear extension was not built, it would appear likely that internal alterations were made to create separate flats, as currently identified at the communal entrance.
- 2.4. Even if the property were classed as a single-family dwelling house, a roof extension higher than the original roof would not be permitted development under Class B of the 2015 GPD Order since the property is in a conservation area.
- 2.5. The original, as-built and proposed drawings show a raised sloping rooftop parapet at the back of the adjacent portion of No. 167, which does not appear on the aerial view, but is visible from Camden Mews. The function of this is unclear, but it would need planning permission.
3. We support Camden's policy to refuse roof extension applications to this terrace of undisturbed butterfly roofs. Therefore this application should be rejected as harmful to the Camden Square Conservation Area. In addition, enforcement action should proceed to ensure removal of the existing roof extension built without planning permission and associated external alterations.
4. See also the earlier e-mail trail with Elizabeth Beaumont, a copy of which is attached

**Signed:**

**Date: 1 July 2023**

David Blagbrough

Chair

Camden Square CAAC

Secretary: 