

15 December 2023

Edward Hodgson
Planning Case Officer
Development Management
Regeneration and Planning
Camden Town Hall
5 Pancras Square
London N1C 4AG

Dear Edward Hodgson

39 Twisden Road, NW5 - 2023/4661/P

Erection of single storey rear infill extension, alterations to existing railings on rear second floor terrace and alterations to fenestration

I note this is Camden Council's own application. The property has shamefully been left vacant for a considerable number of years. I welcome refurbishment in principle, however, I **object most strongly** to a number of aspects of the proposal.

Dartmouth Park CA Appraisal/Management Plan: The property forms part of a uniform terrace in an exceptionally well-preserved street. The building forms part of my outlook.

Occupancy: The **internal arrangement** indicates accommodation for eight people. It is unlikely this meets current housing space standards, which today should include likelihood of some occupants working from home, adequate storage requirements, etc. A small rear infill extension proposed adds insignificant floor space, only resulting in reducing the small patio garden amenity space. The furniture layout for the small living room and dining area clearly indicate a substandard living space for proposed occupancy. The effect would lead to severe overcrowding and building in social problems. The property was previously occupied by a family of six; they were already compromised on private space, contributing to continual social problems over the years which often spilled out into the street.

'Existing Terrace': The railings and access door were installed by the previous Council tenants and I believe were not authorized by the Council's Housing Department. A terrace in use would seriously compromise the privacy of surrounding neighbours by overlooking, and nuisance by introducing noise. The railings and door should thus be removed, with the reinstatement of an as original sash window

EWI: Shown proposed to the rear elevation. In our DPCA in order to retain the characteristic uniformity of original exposed brickwork to terraces, external insulation has not been allowed as it would introduce a discordant material. Instead internal insulation should be provided to comply with sustainability; easily accommodated in this vacant building. Sections of discordant paint at rear should be removed.

Fenestration: No 39 is part of a handsome integral terrace. The surveyors' window schedule shows the use of their standard window supplier replacements. These windows do not truly replicate the existing fenestration in detail and operation. Our properties here retain excellent sound quality original window frames that do not require replacing; and should not be on sustainability grounds. For upgrading to double glazing, only the sliding panes need replacing with adjustment to heavier traditional weights. This would, importantly, retain the terrace visual cohesion, and be more cost effective for the Council!

Additionally, the schedule shows a front door design that is not a replica of the original. The latter is still in situ behind the metal security overdoor. Google Street View historic images clearly shows this. If it is not possible to draft proof this door, a replacement should match in detail the original design.

Continued - 2023/4661/P

NOTE: The following list of works is frequently included in maintenance and upgrading of Council properties. In the event some or all are scheduled here and to comply with the CA Appraisal and policy:

Roofscape: Ridge tiles in Twisden Road have an original grey colour, not red as was mistakenly installed. Existing chimney pots should be retained.

Re-pointing: If required should be done in lime mortar and tonally match existing.

External Lighting: The Council invariably installs fittings with inappropriately bright illumination levels. This is not required to comply with security/designing-out-crime recommendations. Such light levels cause light pollution and severe nuisance to neighbours after dark. Any required should follow good practice and be kept to low/minimum LUX levels, shielded downwards and not be operated by movement sensors.

Kind regards


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(past chair planning DPCAAC)
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ccs: Cllrs Wright, Russell