

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2024/1973/P	Caroline Bisson-Salama	12/06/2024 22:26:22	OBJNOT	To Mr B. Smith and the Camden Planning Solutions Team -

As a neighbour living at ground floor flat, 9 Wilmot Place NW1 9JP, I object to the proposed alteration of 2nd floor flat, 9 Wilmot Place NW1 9JP on the basis that the proposed extension will disfigure the building, irrevocably change the striking roofline of Wilmot Place directly facing Rochester Terrace Gardens, and negatively impact the Rochester Conservation Area.

I believe that the current Wilmot Place roofline is a historic vista that is key to the Rochester Conservation Area. Any changes to it will be highly detrimental to the Conservation Area as a whole and won't be successfully contributing to its character and form.

I would like to bring to your attention that:

- modifying the roofline of 9 Wilmot Place by adding a mansard roof extension will undermine the integrity of the 5 pairs of semi-detached houses and their rooflines of which no 9 forms part, all listed as buildings making a positive contribution to the Rochester Conservation Area in this 'conservation area statement' available on the Camden Council website:

<https://www.camden.gov.uk/documents/20142/7897993/Rochester.pdf/d18defbb-9f6c-0952-0269-e3a71c9447d8>;

- the proposed mansard roof extension will be detrimental to the form and character of the existing building and greatly upset the symmetrical composition shared with the 4 other pairs of semi-detached houses located on Wilmot Place;

- of all the Wilmot Place pairs of semi-detached houses, no 9 is in direct line of sight when walking down Rochester Place. It's the very first house one sees when entering the Rochester Conservation Area from Rochester Road - Rochester Place/ Kentish Town Road and is directly visible from the Rochester Terrace Gardens. Therefore, any changes to its roofline will make it unacceptably prominent both from the front AND side, taking away its historical character.

Furthermore, the proposed designs included in the 'design and access statement' and other attachments submitted as part of the application is grossly misleading:

<https://camdocs.camden.gov.uk/HPRMWebDrawer/Record/10526181/file/document?inline>. The rooflines of no 8 Wilmot Place and neighbour buildings have been raised on a number of designs, minimising the impact such alterations to the roof of no 9 will have on surrounding buildings. See the annotated 'design and access statement' for your consideration:

<https://drive.google.com/file/d/180E18bX5tzoC4v16YdE2w5VaSdLbECqX/view?usp=sharing>

I trust that the application will be carefully reviewed with a high degree of scrutiny from the conservation perspective. Please consider the risks that such drastic and modern-looking alteration will create an adverse precedent which would result in undermining the integrity of Wilmot Place and the Rochester Conservation Area altogether.

Kind regards,

Caroline Bisson-Salama