

2024/1973/P: Objection

The site is within Rochester Conservation Area.

The property is divided into three separate flats (established use certificate 1988).

Rochester Road, Rochester Terrace, Rochester Place and Wilmot Place were laid out in the 1840s and 1850s on land west of Camden Road on Camden Town Estate.

The Conservation Area Statement describes the large majority of buildings making a positive contribution and presents a photograph of Nos 6-11 Wilmot Place, looking east along Rochester Terrace, as an 'Important View' (arrow at No. 9).



As pre-ap advice presented in the Design & Access statement states, the proposed roof extension is unacceptable because:

- a) It would be detrimental to the form and character of the existing building;
- b) The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired;
- c) The property forms part of a symmetrical composition, the balance of which would be upset;
- d) The roof would be too prominent: particularly in long views the building would be higher than many of its surrounding neighbours.

Mansard additions, which fundamentally change the roof form, are uncharacteristic of the Conservation Area.

The design of the mansard roof is architecturally incoherent and incompatible with the surrounding classical detailed buildings.

The hierarchy and proportions of the gable fenestration do not align with existing architectural styles.

"Architecturally, the only type of roof that would be considered acceptable is the shallow-pitched hipped or gabled roofs that are already present on the buildings."

The present application is made with faulty documentation.

All existing roof extensions antedate the Conservation Area, are regarded negatively in the Conservation Area Statement and all proposals for roof extensions since 2003 have been refused.

The drawings incorrectly present the adjacent house on one side having already having a roof extension, and on the other side with full-height back extensions. These do not exist.

The Design and Access statement includes two sets of the company's internal minutes (that should not be in the final application) and incoherent cut-and-paste statements from other documents:

"9 Wilmot Place in London features a blend of elegant Victorian and Edwardian town houses, known for their ornate facades and bay windows. Its red-brick façade ..." Incorrect.

"The proposal seeks to implement a comprehensive window replacement project on the fourth and fifth floors, focusing primarily on the dormitory rooms and communal kitchen areas ..." Incorrect.

"[T]he proposal will be almost invisible from pedestrian level, and the roof from the neighbouring buildings is not visible." Incorrect.

"AGA Associates, therefore respectfully request that The Royal Borough of Camden Council support this report." Incorrect.