

Camden Square Conservation Area Advisory Committee

2 Camden Park Road
London

Date: 4 November 2024

Planning application Reference: 2024/4540/P and 2024/4542/P

Proposal: Erection of a single-storey rear infill extension and a part double-storey rear extension with roof terraces at the first-floor level and installation of HVAC units at the second-floor level.

Summary: This application should never have been registered due to its lack of essential information. From the limited information available, however, it is clear that in its bulk and choice of materials the proposal fails to maintain or enhance the Camden Square Conservation Area and should be rejected

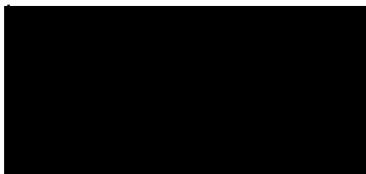
Comments:

1. The drawings are technically inadequate.
 - 1.1. This application should never have been registered – not only is essential drawing information missing from the submitted documents (e.g. no sections, no context elevations etc.), but also other crucial additional information, e.g. a noise impact assessment and thermal modelling in line with the London Plan cooling hierarchy, both of which are required where AC units are being proposed.
2. The height and volume of the proposal appear inappropriate in relation to neighbouring buildings. However, the lack of information on neighbouring buildings makes it difficult to assess this proposal in that respect, but judging from Google Maps, the proposal is likely to be too bulky for its constricted site.
3. The scale, proportion and rhythm of individual openings do not relate to neighbouring buildings
 - 3.1. The replacement of the (probably) original rear windows with narrower UPVC double doors is inappropriate.

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4. The choice of materials do not make a positive visual contribution or support historical precedent
 - 4.1. The proposed use of UPVC for the new rear double doors and cast stone railings for the first and second floor terraces are completely inappropriate.
 - 4.2. With the dearth of information it is not possible to comment on the durability of the proposed materials
5. The style of the proposed development fails to enhance the conservation area
6. Due to the lack of information, it is difficult judge the impact in terms of privacy on adjacent buildings. There may, however, be overlooking issues from the proposed new rear terraces onto No. 4
7. Without section drawings it is impossible to assess the viability of the internal layout and technical aspects of the proposal
8. This application should never have been validated due to its lack of essential information. What information that is available, however, makes it clear that the proposal is completely inappropriate for the Camden Square Conservation Area in its bulk and choice of materials. The proposal should be rejected.



Signed:
David Blagbrough
Chair
Camden Square CAAC

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Secretary: Jim Humphris, 