Application ref.: 2024/1382/P

Site Address: 13 Chalcot Gardens London Camden NW3 4YB

Development Description: Conversion of two self-contained flats to single self-contained flat and erection of a single storey rear extension with roof terrace over.

Planning officer: Matthew Kitchener

Please send your comments by:: 2024-06-10T00:00:00.000

About your observation:

Please choose one: Objection

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?: Eton Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee: 09.06.2024

Re: 13 Chalcot Gardens: 2024/1382/P
Conversion of two self-contained flats to single self-contained flat and erection of a single storey rear extension with roof terrace over.

We have serious concerns as regards the proposed extension. It is shown only in isolation, and not in context. There are no adequate drawings of it in relation to the neighbouring properties of nos.12 and 14, yet these properties will be affected. (In addition to plan, elevation etc, axonometric drawings would be instructive.) The concerns addressed by the owners of flats nos. 1 and 2 at no.14 are fully understandable. We believe that the proposal is in contravention of Policy D4 in Chapter 12 – Design and Heritage, Extensions and Alterations - of the emerging Camden Local Plan. Paragraph Aiii of this states:

"The proposed extension is be designed to respect the residential amenity of adjacent properties in accordance with Policy A1 (Amenity)"

This proposal is for a four metre extension, greater than that allowed as permitted development within a conservation area. In view of the concerns of its potential impact on the residential amenity of adjacent properties we ask what reasons would make Camden decide to allow, in this case, th three metre restriction to be extended?

This proposal, as it stands, should not be approved.

Yours sincerely,

Eton CAAC

Do you want to attach any files?: No