

Camden Square Conservation Area Advisory Committee

11 Murray Street
London NW1

Date: 3 January 2025

Planning application Reference: 2024/4393/P

Proposal: Erection of a single storey rear extension, installation of enlarged windows and glazed door to front light well together with alterations to the fenestration at basement level.

Summary: The key element of this proposal is the erection of a single storey rear extension. However, the information necessary to analyse and assess the proposed rear extension and its impact on nearby properties is totally inadequate. We strongly object to the proposal and recommend that it be rejected.

Comments:

1. The drawings are technically inadequate
 - 1.1. This application has inadequate information about critical areas but an excess of hardly relevant generic documentation in the Planning and Heritage Statement.
 - 1.2. It is not possible to judge how the proposed lengthening of the current extension would relate to adjacent properties since they do not appear in elevation or section.
 - 1.3. The Statement falsely claims that this is a Grade 2 listed building – apart from the telephone kiosk on Murray Street, there are no listed buildings in the Camden Square Conservation Area. Clearly much of the Statement was copied from another project without adequate editing.
 - 1.4. Numerous assertions of compliance are made in the Statement but not substantiated. The 'existing' and 'proposed' rear elevations appear identical; this conflicts with the plans and sections.
2. The bulk and proportion of the proposed extension cannot be judged from the drawings submitted and the absence of any photos.
 - 2.1. From the 1:1250 location plan, it appears that the projection of the current extension roughly matches the longest extensions nearby and is only marginally shorter than the longest few in the terrace.

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- 2.2. No justification is given for extending the current extension over a metre beyond them.
3. The proposal gives inadequate information to judge whether it would affect the privacy of nearby properties.
4. This application has two aspects.
 - 4.1. The proposed additional fenestration to the covered front basement lightwell is shown in detail and appears acceptable.
 - 4.2. However, there is inadequate information to analyse the proposed rear extension: the additional length appears difficult to justify and its effect on nearby properties impossible to judge from the inadequate information submitted.
 - 4.3. The proposal therefore must be rejected.

Signed:

David Blagbrough
Chair
Camden Square CAAC

Date: 2 January 2025