

16 TWISDEN ROAD, NW5 1DN - 2024/4796/P - **Revised drawings**
Response to case officer's email 23/12/2024 delayed due to festive break.

Side Infill extension

Revision to sloping roof to match No 18 (and No 1) consent - **welcomed**

Footprint side infill: Home Improvement CPG shows a setback ie footprint of infill to be subordinate to outrigger in this house type. Plan and revised rear elevation still show a wrap-around design detail. Consent for No 18, as per officer's report, as example, shows a vertical break-line to rear elevation.

Fenestration

Rear main ground floor: window revised to sash - **welcomed**

For avoidance of ambiguity windows should show arrowed their 'sliding' operation.

Rear outrigger first floor: **proposed new style window - we object strongly to this change**

This proposed split window, by widening the original aperture in order to provide a narrow window each to new staircase and bathroom, should not be permitted. The original single sliding sash should be retained to match its neighbour at No 18. **Important to note:** the parallel application for this property 2024/4596/P (CLD) shows on proposed first floor plan, drawing PA 003, the original window retained in width, location and set back, to new bathroom. This layout should be adhered to. It would avoid the introduction of external visual harm, as set out below:

The proposed rear elevation drawing PA 202 Rev C, (see note for Rev B "... window bars") continues to show the widening of the original single sash window aperture, altered to a new wider style window consisting of two side windows separated by a solid central vertical divide. This window style does not respect and preserve the original period features of the terrace, and its twin adjacent. Not in design nor in reveal set back. The revision merely shows introduction of horizontal window pane bars to each of these two separated windows.

This new window arrangement makes a complete mockery of good design principles and introduces visual harm to the character of this rear façade in our CA. As indicated in the DPCAAMS the rear of this terrace is directly overlooked and affects the townscape setting of the York Rise Estate. The single sliding sashes are a most important feature of this terrace. Particularly in this location, being an end of terrace, with the rear fenestration at upper floors visually prominent, situated along the footpath, access road, fully exposed to and contributing to the setting of the architecturally significant 1930s York Rise Estate.

Longitudinal section drawing/basement void

Raising the rear ground floor level over the dining area is an odd structural arrangement, potentially introducing a hazard to level floor accommodation, in order to facilitate an increased basement ceiling height. No cross section is submitted to show how a raised floor may affect the floor level of entrance hallway and access staircase head height to basement; inconsistencies noted on proposed ground floor elevational and plan drawings. It is not unlikely that the existing basement void ground level needs to be adjusted; we assume Camden monitors that this proposal remains compliant with their regulations.

Amenity CPG

Ensure any proposed external lighting and light spillage from the building is kept to minimum level, the property is located in close proximity to the protected biodiversity corridors along the railways.

DPCAAC
05/01/2025