

The Camden Town CAAC objects to this application to Vary Conditions for the following reasons:

- The proposed large rooflights in the rear extension will cause excessive light spill. This will impact residential amenity. In addition the back gardens in this block (bordered by Albert Street, Delancey Street, Arlington Road and Mornington Street) are currently dark at night, thus allowing bats to forage across the area. Previous applications for large rooflights have been amended / rejected for these reasons.
- We also note that the proposed lowering of the internal floor to its historic level does not address the considerable excavation below that for insulation under the slab (to comply with Building Regulations). This work, and the proposed half a metre additional lowering of the floor level to the extension, will result in negative impacts on local hydrology: the lower slabs and underpins (that will be required for the existing shallow historic foundations), will result in ground water being diverted into neighbouring properties which don't have impermeable foundations, damp-proof courses or gardens that can deal with additional below ground level inundation.

We are aware of a history of flooding of basements in the vicinity owing to changes in hydrology caused by modern interventions (such as large excavations) - this has a detrimental impact on the remaining historic fabric in adjacent Listed properties and should be taken into consideration.

kind regards

on behalf of

Camden Town Conservation Area Advisory Committee