

From:
Sent: 26 February 2025 18:20
To: adam.alford@camden.gov.uk
Cc: Planning
Subject: 25 Camden Park Road 2025/0262/P
Attachments: Comments to the Council 25 Camden Park Road 26 February 2025.docx

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Dear Adam

I am attaching our comments on the above planning application. You will note that our endorsement is subject to the conditions outlined in para 6 being met.

Best wishes

David

David Blagbrough
Chair
Camden Square CAAC

Camden Square Conservation Area Advisory Committee

25 Camden Park Road

Date: 26 February 2025

Planning application Reference: 2025/0262/P

Proposal: Erection of rear lower ground floor extension, garden store, retaining wall and steps to garden.

Summary: Subject to clarification of the issues raised in para 6, we have no objection to the proposal

Comments:

1. Although the drawings are technically adequate, they are slightly limited in their scope
 - 1.1. Not all floor plans have been provided - only lower ground floor and second floor are given in full),
 - 1.2. The roof plan of the proposed new extension is shown as just a part-plan. As such the context for the development is not fully illustrated.
 - 1.3. There are no dimensions or levels given on the sectional drawings or the elevations.
2. Limited information is provided on the materials
 - 2.1. DAS states the extension 'to be brickwork'. This could be taken to mean 'to match existing' but is not clarified. Information on the brick colour/type should be provided.
 - 2.2. The aluminium bifold doors and roof lantern is similar to others adjacent, but again, no colour has been specified.
3. It is not possible to tell whether the proposal maintain appropriate levels of privacy for neighbouring buildings
 - 3.1. No neighbouring buildings have been shown on the drawings
4. Overshadowing of neighbouring buildings is a concern
 - 4.1. To clarify this, the rear elevations/part plans of the neighbouring buildings should have been shown on the drawings

Camden Square Conservation Area Advisory Committee

5. The scheme appears to be feasible in the way it has been drawn, although there will be some inevitable demolition of the existing extension in order to build the scheme. Ultimately it would provide function internal spaces at lower ground floor level.
6. The infill extension will provide useful accommodation and rationalisation of the lower ground floor level spaces. Prior to any approval, however, clarification should be sought on the following
 - 6.1. Neighbouring buildings should be shown on the drawings to ascertain any potential rights of light and privacy issues.
 - 6.2. Final height of proposed extension (indicated by means of a dimension or spot level).
 - 6.3. The colour/specification of the materials - brick type and colour of aluminium framing.

Subject to the above, the proposal appears to be acceptable.

Signed:

David Blagbrough
Chair
Camden Square CAAC

Date: 26 February 2025