

Objections to Planning Application - 2025/1711/P
Site Address: Flat 2 21 Oppidans Road London NW3 3AG

Dear Brendan Versluys,

I read with great interest your excellent report (ref: 2024/3354/PRE) providing very useful guidance regarding the planned works at 21 Oppidans Road London NW3 3AG.

I will be guided by it in making my preliminary summary comments in due time in order to meet the deadline

1. I'll start by a general comment regarding the overall project.

In your conclusion you rightly state that:

" The proposed roof additions would pose harm (less than substantial) to the architectural character and form of the end of terrace dwelling and the consistent townscape setting and collective group value of the wider Locally Listed grouping on Oppidans Road. The proposal is therefore contrary to Camden Local Plan policies (D1 and D2), Camden Design Guide guidance and the NPPF (Section 16). "

I understand from the document "*Project description Loft Conversion 21 Oppidans Rd*" that an additional 3rd floor is envisaged which would obviously raise the House above the others.

For ease of reference, I would like to quote another extract your report with my emphasis added:

" The proposed additional height and massing of the extruded east elevation wall and extended chimney stacks would present as an ill-proportioned, defensive edge to the key primary approach into Oppidans Road. The harm of this style of unresolved sheer gabled end extension in place of the original hip is clearly demonstrated on the southern side of the street towards the western end where four roof extensions (no.s 30, 32, 33 and 34) now serve as examples of the harm this style of alteration poses. These additions all occurred either prior to the adoption of the Council's current development plan policies and national legislation, or prior to the buildings becoming Locally Listed in 2015, when their surviving architectural and townscape significance was recognised as worthy of being protected as non-designated heritage assets."

Also you stated, with my emphasis added:

" To summarise, the proposed substantial change to the roof form from hip to gable with associated chimney extensions and full-width dormer are not supportable. The form and scale of this proposed alteration would cumulatively contribute to the loss of key features and overall Italianate character of the building, posing harm to the historic architectural and townscape significance that the Local Listing of this distinctive grouping of dwellings looks to preserve."

2. The magnitude of the works envisaged appear very substantive as gathered from the Applicant's form where the "Roof above 2nd Floor Flat 21" is envisaged (p. 5). A 3rd floor is mentioned in the document "Project description Loft Conversion 21 Oppidans Rd".

On p. 6 of the Application form, it is indicated that the estimated total cost of the proposal is Up to £2m. That sheer amount indicates that major large-scale works are intended which obviously would represent substantial changes which may not have been spelt out.

3. The proposed changes to the roof slope on the front elevation does not seem acceptable according to the guidelines. For example, mention is made of "2 No. velux conservation style rooflights to Front Roof Slope".

4. More generally the envisaged changes to the style of the roof do not seem acceptable according to the guidelines.

5. The envisaged changes with increased size of the House would negatively impact the contiguous House at Number 20.

6. In conclusion, as you aptly stated, the project should not alter between the Houses on the street the "***High degree of consistency [which] creates an impressive townscape.***"

7. For the above reasons (not exhaustive) I would like to register my objections before the deadline expires and I remain at your disposal for any further clarification / comments.

With your permission I would also like to reserve the possibility of adding any comment after I get a chance to consult other persons who may be affected by the project in question.

Yours sincerely,

Olivier Guignabaudet

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