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S. ILAN ARCHITECTURAL WORKSHOP LTD

SUPPORTING STATEMENT

LONDON BOROUGH OF CAMDEN

FOR DEMOLITION OF EXISTING HOUSE IN A CONSERVATION AREA 3 KIDDERPORE AVENUE

CAMDEN REQUIREMENTS AS PER INCOMPLETE APPLICATION

The property is listed within the Conservation Area Statement as being positive contributor to the area. As such, its total demolition needs to be justified as set out in Planning Policy Guidance note 15 Section 3.19 and we will require a detailed statement setting out;

1. The condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continual use.

2. The adequacy of efforts made to retain the building in use. We would like to be satisfied that real efforts have been made without success to continue the present use of, or to find compatible alternative uses for the building. You should demonstrate that you have offered the unrestricted freehold of the building on the open market at a realistic price reflecting the buildings condition [without restrictive covenants].

SIAW RESPONSE

In our opinion, this building makes no significant contribution to the street scene, furthermore during the years it has been developed in different directions and mixed styles, resulting in an eclectic and unattractive building.

No. 3 Kidderpore Avenue is mentioned as making a positive contribution to the conservation area, as follows:

'...Of these No. 3, The Studio, is a modestly sized former outbuilding which features an impressive large bay window to its street frontage,...'

We suspect that the building is wrongly identified and that the building referred to above is actually No. 5 Kidderpore Avenue.

THE EXISTING BUILDING CONDITION



"1. its importance and to the value derived from its continued use"

No 3 Kidderpore Avenue is a private house – its continued use as a one family house does not give it any importance or higher value than any other property. It is mentioned with a Conservation Area Statement but with no specific photographs and with features associated with another building. Cost are not a valid issue.

"2. The adequacy of efforts made to retain the building in use"

The present use of the building will not be affected by the

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replacement dwelling. Again we protest that this issue is not a valid one for this building.

The existing building has been extensively modernised, to an extent that it detracts from the local character and appearance.

It is rendered white, with a symmetrical front elevation and an irregular pitched roof. The openings differ in style and size from each other and there is a large pool house built in the rear garden.

In accordance with the *Conservation Area Statement*, we believe that demolishing the existing building and constructing a new one will only contribute the area.

The Property



The adjacent Properties



The existing pool house in the rear garden



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