

## **Comments on Planning Application 2013/5565/P for 20 Oak Village**

We are pleased to see no 20 Oak Village will be modernised. We have a few comments on the proposals.

Oak Village is a very special place. None of the houses are individually outstanding, but together Oak Village/Elaine Grove/Julia Street form a very distinctive place with a truly village atmosphere which it is important to preserve. Discussions were on-going to make the Oak Village a conservation area before Camden stopped funding the necessary assessments.

### **Finishes**

A certain uniformity and blending of appearance are therefore necessary to preserve the coherence of the Village so finishes are important. Should any work on the front of the house be carried out, old brick matching the brick work of the original house should be specified.

The finish for any work above ground level at the rear should also be specified. As the material is given as brick we suggest matching multi stock.

### **The plans**

The plans are not drawn in the conventional way it is therefore very difficult to establish sizes and exactly what is planned. This needs to be clarified before planning permission is given.

### **Frontage**

Our reading of the plans indicates that the only work planned for the front of the house is to extend the porch forward. If other works are planned, it is not clear and a reconsultation is necessary.

The current porch is recessed and we have no objection to the front door being brought forward in line with the front of the house.

However we strongly oppose the proposal to extend the front porch any distance beyond the building line (450 cm is proposed). This is totally out of keeping with the frontages of other houses in Oak Village\* and would open the way for other houses to do likewise destroying part of the village feel.

From the occupiers' point of view the proposed porch is to the south of and next to the living room window and will reduce the sunlight and daylight through it making this room darker than it already is.

### Rear of building

At the rear of the building, the proposal seems to be to demolish the current ground floor extensions, to build a new ground floor extension a two story extension across approximately half the width of the house to a length of 400cm.

Other houses in Oak Village have this sort of arrangement on this scale providing valuable extra space and there is no objection to this scheme in principle. However a few details need sorting out.

No 19 Oak Village has glassed in kitchen situated at ground floor level in the 'return' beside no 20 Oak Village. The proposal for an obscure glass window at first floor level at the side of the proposed extension to no 20 to prevent overlooking is appreciated. To prevent overlooking when the window is open, we suggest that this is specified as either a fixed pane of glass or the type of window where only the top half opens.

We would like both measures secured for the future through planning conditions.

From the plans, it appears that a wall about a metre high is planned at first floor level along the top of the ground floor extension next to the glassed kitchen of no 19. We believe that this may be the existing wall and the scale to be inaccurate, although this is not clear. A wall higher than the existing wall would restrict outlook for the kitchen area of no19. So we ask you to ensure that any boundary wall next to the kitchen of no 19 is no higher than at present.

\*The vast majority of houses in Oak Village/Elaine Grove and Julia Street have the part of the front of the house where the front door is recessed back from the main building line. The only house with any sort of front protrusion is no 21 which, unlike no 20, is a double fronted house. The protrusion is a window, centred and appears to be part of the original design of the house.

