

From: Michael Port
Sent: 20 August 2014 15:33
To: planning@camden.org.uk; Patrick Lefevre
Subject: 2014/4275/P

Dartmouth Park Conservation Area Advisory Committee.

We Object to the proposed alterations to 10b St Albans Road, PA 2014/4257/P.

No.10 St Albans Road (divided into upper and lower flats) is one half of a handsome pair of Edwardian houses by the well-reputed builder Robert Smerdon, that make a positive contribution to the Conservation Area

*The proposed double rooflights on the street front are grossly out of symmetry with the existing roof light on the connected property, No.8, and thereby damages the appearance of this semi-detached pair of houses, to the detriment of the CA. (The existence of that roof light cannot be cited as a precedent as it antedates CA status.)

*The large dormer on the side next No.12 also strongly unbalances the symmetry of this semi-detached pair, and should be entirely rejected.

*The proposed rear elevation is an affront to the design of this pair of houses, and would deteriorate the CA: the piling up of terrace screens, large dormer and crowning rooflight creates a grimly overbalanced appearance, overbearing on the closely adjoining properties in Swains Lane. The dormer is excessively large and distinctly ugly, thereby harming the CA. The unbalanced composition of door and window in this dormer is offensive, and the door is unnecessary, as --- the terrace is unnecessary on amenity grounds, as there are manifold amenity resources in the immediate neighbourhood.

These crude additions to a fine pair of period houses should not be permitted and the application rejected.

Dr M. Port, for P. Lefevre, Chairman, DPCAAC