

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1493/P	Mark McCarthy	5 Rochester Terrace	21/04/2015 10:50:19	OBJ	<p>Rochester Conservation Area is characterised by the relative unity of buildings laid out during the 1830s-1850s. No 19 Rochester Terrace was rebuilt in the 1950s in a contemporary style, using London stock but without stucco or ornament except for window railings. The Rochester CA Statement says: "The design and form of these buildings detract from the character of Rochester Terrace and have a negative impact on the Conservation Area."</p> <p>Camden's planning policy within conservation areas is to resist roof extensions where there is a continuous or near-continuous row of original levels. Rochester conservation statement is critical of the few roof extensions along Rochester Road, indicating they detract from unity of the viewline.</p> <p>Although no. 19 has a front parapet, the roof is flat, with only a water tank on top. Most other houses within Rochester Terrace and Rochester Gardens are built with a parapet that hides a low-pitched roof, and no accommodation at this level.</p> <p>There are no planning records for the adjacent 20 Rochester Terrace before 2002, so that its dormer windows within the existing roof must have been introduced before the Conservation Area was created.</p> <p>Roof extensions have been refused since the Conservation Area was created. Application 2012/6603/P for a mansard roof at 55 Rochester Road was refused by the Council and also at appeal in 2014. Applications 2010/4318/P and 2013/3800/P for a second floor in opposite 64 Rochester Place (central building in plan) had objections and were both subsequently withdrawn.</p> <p>There is therefore objection to the proposal for a roof extension at 19 Rochester Terrace.</p> <p>Since some properties are in sub-tenancy, it will be necessary for Camden and the applicant to ensure the owners / tenants of flat No 5 The Green are fully informed and able to respond to the consultation.</p> <p>South Kentish Town Conservation Area</p>