

Comment on 2015/4757/P, 15 Wilmot Place, NW1 9JP
Rochester Conservation Area

The proposal for re-conversion of the property into a single household is supported. Wilmot Place villas are relatively wide, of three storeys without basements.

The house stands at a sensitive corner of the conservation area, and is highly visible from all three open sides.

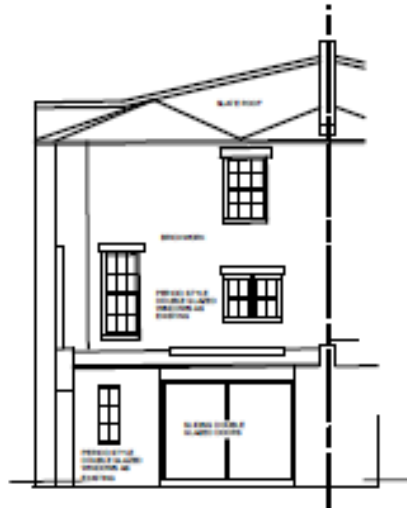
Rochester Place was laid out 200 years ago (as mews then behind Camden Cottages), and since 2015 has been in Camden's Local List. It is currently being recobbled at the western side. To the east, No 15 had to suffer the building of the overheight flats at Nos 26-28 Rochester Place, and now the exit to Camden Road is blocked by work cabins for the equal over-development at 79 Camden Road.

Rochester Place, in normal times, is a one-way street with narrow (single paving stone) pavement on the north side. It is more often walked along than driven along, and provides welcome views across the back of the gardens of Wilmot Place. Along the side wall of 15 Wilmot, Rochester Place has original granite curb stones and gutter stones rutted by metal cart wheels. 15 Wilmot Place's side wall has four elements: red brick of the south house wall (rebuilding at some period); a single-storey section (?1960s) with door to Flat 15a; the original (lower) 1840s local brick wall, with small garden side door; and the wall recently rebuilt after the 26-28 Rochester Place building works.



The top of the back extension, and the upper rear of the house are visible to pedestrians in Rochester Place, and therefore of conservation concern.

The information provided is partly unclear. The 'existing' photo, below shows an original sash staircase window, but the other two windows are part of the twentieth century rebuilding in shape and materials. The 'proposed' drawing, shows smaller lintels and different glazing bars at first and second floors. If this indicates new sash windows, this would be welcome if they follow the style of other original windows in the row. (At this period, Victorian houses tended to have two or three panels per sash, not the single panel as neighbouring No14 at first floor.)



The proposed large plate glass windows at garden level are out of character for the building. Since this is to be the breakfast room, it will have table and chairs that will partly block access. As there will already be more light from the skylight, a balanced proportion could be a central single glass door and window to the side.

- Details of the construction and materials for the doors, windows and rooflight should be approved for conservation quality
- Demolition of part of the external and the internal wall of the extension adjacent to No 14 requires conservation area permission.
- As there will be internal works ('strengthening floors) and new plumbing, it would be welcome to use the opportunity to re-site the external soil pipe which currently crosses the side wall.
- The satellite aerials at the junction with No 14 Wilmot Place should be removed.