

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4418/P	Flea Keeble	2 St Paul's Mews London NW1 9TZ	21/10/2015 12:36:32	OBJ	<p>We write to object to the application for roof lights on the front elevation of the roof line at 29 St Paul's Mews, NW1 9TZ. We have closely examined the plans, and know the site well, living as we do at 2 St Paul's Mews opposite the terrace with a clear view of the roof line in question.</p> <p>For context, St Paul's Mews, which sits within Camden Square Conservation Area, was designed by renowned architect Piers Gough and is worthy of inclusion in Pevsner's 'North London'. The mews consists of 28 terraced houses that share a linear single sweep of slate roofline. The curved roof is one of the key and identifying features of Piers Gough's design. The introduction of roof lights will represent a significant detriment to the character and appearance of the building. The current lease forbids any alterations to the front elevations.</p> <p>Planning policy context: National policy - Camden Square Conservation Area is designated by Camden Council as "an area of special architectural or historic interest, the character or historic interest of which it is desirable to preserve or enhance."</p> <p>CPG1 Camden Planning Guidance   Design   Roofs states that when proposing roof alternations and extensions the main considerations should be:</p> <ul style="list-style-type: none"> <li>• Alterations to the overall roof form;</li> <li>• The effect on the established townscape and architectural style;</li> <li>• The scale and visual prominence;</li> <li>• The effect on neighbouring properties</li> </ul> <p>5.1 The Council will "seek to ensure that roof alterations are sympathetic and do not harm the character and appearance of buildings".</p> <p>5.21 Roof lights can have an adverse impact upon the character and appearance of buildings and streetscapes. This occurs... where they are an incompatible introduction into an otherwise uncluttered roofscape. Some properties, particularly... those within conservation areas with prominent roof slopes may be so sensitive to changes that even the installation of roof lights may not be acceptable.</p> <p>5.8 A roof alteration or addition is likely to be unacceptable in the following circumstances where there is likely to be: "Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions" and where "the building is designed as a complete composition where its architectural style would be undermined by any addition at roof level".</p> <p>The Camden Square Conservation Area Appraisal and Management Strategy March 2011 clearly states:</p> <p>5.5 Article 4: Directions should be implemented "to control the following works to the roofs of properties: Additions or alterations to the roof".</p> <p>7.8 Alterations to roofs and dormers: "Proposals for alterations to roofs within the conservation area</p>

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					<p data-bbox="1099 132 2078 188">will be considered on their own merit but particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes”.</p> <p data-bbox="1099 228 2078 316">11. Enforcement Strategy: Since March 2010 the following works are not permitted in a conservation area for enlargement, improvement or other alteration to a dwelling house including: “additions or alterations to a roof of a dwelling house”.</p> <p data-bbox="1099 355 2092 475">If roof lights are approved for the front elevation, not only will it alter the overall roof form but also it will permanently alter and destroy the significant architectural style and long term may lead to further degradation. To ensure harmony with the host building the roof line on the front elevation must remain unaltered.</p> <p data-bbox="1099 515 2063 635">For the record, should Camden grant planning permission for roof lights on the front elevation of the roof line at St Paul’s Mews, then the precedent is set for future applications. In the meantime the critical issue is the retention and integrity of the present roof line which is threatened with being permanently and irreparably lost.</p> <p data-bbox="1099 675 2074 695">We request that you consider rejecting approval of roof lights on the front elevation for these reasons.</p>

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