

Camden Square Conservation Area Advisory Committee

42 Camden Square
London
NW1

Date: 10 December 2015

Planning application Reference: 2015/6094/P

Proposal: External alterations including erection of a single storey rear extension with associated roof terrace.

Summary: On the basis of the evidence provided a decision on this application is not possible. It is suggested that the developer provides the necessary additional information before a decision is reached.

Comments:

1. The drawings are technically inadequate
 - 1.1. There is no section included in the drawings submitted, which makes it very difficult to comment on the likelihood that the details of the extension (window heights in relation to the parapet) will be built as shown. A drawing is thus required to establish the relationship between those windows, the thickness of the roof and the height of the terrace parapet.
 - 1.2. No planting is shown on the elevations (but indicated on the plans).
 - 1.3. The proposed materials are labelled only in a rudimentary way (missing colours of painted materials).
2. The proposed development does not relate to the features of neighbouring buildings
 - 2.1. Apart from the rear extension, there are three new roof lights proposed. Even though they are all flush and labelled as not projecting more than 150mm from the roof line, the front and side roof lights should not be able to be opened as this would disturb the line of the adjacent roofs in an inappropriate manner.
 - 2.2. The rhythm of the sliding folding doors and the fixed glazing in the rear extension does not replicate adjacent patterns, but is arranged in a logical way, as it complements existing patterns in the rear façade itself.

Secretary: Hugh Lake, 17 Camden Square NW1 9UY Tel [REDACTED]

Camden Square Conservation Area Advisory Committee

3. Comment on the materials used and their appearance is difficult
 - 3.1. The notes on the proposed plans and elevations are very rudimentary and do not indicate the colour of the new metal frames to the extension doors, roof terrace balustrade or roof lights.
4. The proposed development fails to maintain current levels of privacy enjoyed by no 41 Camden Square.
 - 4.1. The proposed roof terrace is nearer to the neighbouring property than the existing balcony
 - 4.2. The roof terrace, as a social space, will inevitably have a negative impact on neighbours at 41 Camden Square through noise and light pollution
5. The proposed landscaping will change the characteristics of the garden
 - 5.1. In extending the low level of the rear garden two trees will be removed
6. Even though the plans show a well considered design, the lack of information on the elevations (planting, colour of painted materials), and the absence of a section drawing to demonstrate how the window heights can be achieved in relation to the roof terrace parapet, make it difficult to give a clear judgment on this proposal.
7. We recommend that additional information be submitted by the developer before a formal decision is reached. The CAAC would wish to be copied in to any additional information.



Signed:

Date: 10 December 2015

David Blagbrough
Chair
Camden Square CAAC

Secretary: Hugh Lake, 17 Camden Square NW1 9UY

