

Camden Square Conservation Area Advisory Committee

35 Camden Mews
London NW1

Date: 6 July 2016

Planning application Reference: 2016/2926/P

Proposal: Erection of part replacement front extension, erection of rear extension and installation of terraces at first floor to front and roof level.

Summary: Aspects of this proposal – the excessive bulk and height of the planters, overshadowing of adjacent the property, the painting of the bricks and the use of inappropriate materials – cause concern and will have a negative impact on the conservation area. As it stands we **object** to the proposal and it should be rejected.

Comments:

1. Whilst this new application is an improvement on the earlier proposal, the planters that form the parapets of the main roof terrace are disproportionately bulky and unnecessarily high.
2. Having slightly adjusted the size of the window openings, their scale and proportion in relation to the rest of the building is an improvement.
3. The proposed colour scheme has a negative visual impact and is antagonistic to the conservation area and the neighbouring buildings
 - 3.1. The proposal to paint the new and existing brickwork grey will not only be unsympathetic to the character of the majority of surrounding mews houses, but over the years will also be prone to deteriorate in its appearance. A clear example of the impact of this treatment can be seen at no 117 Camden Mews
 - 3.2. The timber cladding is proposed to be stained, but no colour is specified
4. The durability of some of the materials to be used causes concern
 - 4.1. The choice of timber for the planter fascias is unfortunate and will deteriorate quickly.
5. The proposed development will overshadow neighbouring buildings

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- 5.1. The inappropriately high and solid parapets to the main roof terrace will reduce the levels of sunlight at 186 Camden Road, the adjacent property
6. Although this is an improvement on the previous design a number of aspects of the proposal continue to give concern.
 - 6.1. The parapet planters are excessively bulky parapet. They will impact on the levels of sunlight entering the adjacent building and make the proposal look much heavier than necessary (in comparison with its neighbours).
 - 6.2. The proposal to paint the bricks and use timber for the planter facias, with its potential for rapid deterioration, will have a negative impact on the conservation area,

Until these concerns can be addressed, we would recommend that the proposal be rejected



Signed:
David Blagbrough
Chair
Camden Square CAAC

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