

Camden Square Conservation Area Advisory Committee

50 St Augustine's Road
London NW1

Date: 11 June 2016

Planning application Reference: 2016/2159/P

Proposal: Single storey rear extension at lower ground floor level; alterations to fenestrations at ground/lower ground floor level.

Summary: We **object** to the application. The technical viability of this proposal gives us considerable concern. Until the issues outlined below have been resolved satisfactorily the application should be rejected

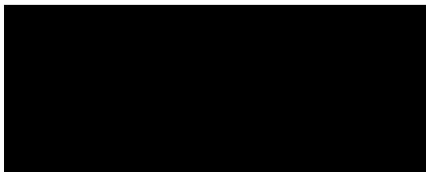
Comments:

1. Despite the Permitted Development revisions of 2008, the closeness of the acute-angled rear bays in these pairs of semi-detached houses does raise practical issues in proposals to build along the boundary.
2. We have some concerns about the technical adequacy of the drawings
 - 2.1. A small but significant inconsistency in the drawings suggests a conflict between the position of the proposed flank wall of the extension in plan and elevation
3. There is a real problem associated with the gap between the adjacent acute rear bays.
 - 3.1. The plans (but not the elevation) show the flank wall to the extension centred on the boundary between the houses.
 - 3.2. As this wall must be thicker than the current lower garden wall, the very acute gap remaining adjacent to No 52's bay would make maintenance of both walls practically impossible.
 - 3.3. Even if this flank wall did not extend beyond the boundary wall, the additional height over the current garden wall would make the gap remaining on No. 52's side more awkward both visually and practically
4. There are concerns about the viability of the internal layout
 - 4.1. Although a square extension would give No. 50 the most space, it would harm No. 52 and interfere with the distinctive rhythm of the acutsided rear bays.

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- 4.2. The designer's Design and Access statement (Section 2) states that extending at the 22° angle of the bay would be problematic in relation to the boundary wall. No mention, however, is given to the increased awkwardness for the adjoining house if a square extension were built.
 - 4.3. Technically the proposal shows no way of supporting the bay above if the bottom storey of it were removed. Any beam would need supports at or near both ends, and the design needs to be revised to allow for this.
 - 4.4. A further minor point which should be clarified is the description of side glazing as 'opaque', which in this context usually means that it allows no light to pass through. The glass should be described as 'obscured'.
5. Even if the technical issues are resolved, we cannot recommend accepting the application as it stands.
 - 5.1. If the designer were to investigate further the ideas shown in her Figure 8 angling the side of the extension, it is likely that a satisfactory solution would develop. We do not see that any security issue or awkward internal spaces would result.
 6. Could we please ask that any revised proposal be submitted to the CAAC for further comment.



Signed:
David Blagbrough
Chair
Camden Square CAAC

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