

2016/2424/P proposes to

- maintain the existing shop with new back office, reduced space due to new internal staircase, and 'retail' in the basement without natural light.
- extend the existing upper flat to create three bedrooms
- create a further two-storey extension on ground and basement levels "in the currently unused garden, thus making use of this neglected space".

The revised application continues to be contrary to Camden's design guidance. Camden's Housing Design 4.10 says: Rear extensions should be designed to:

- respect and preserve the original design and proportions of the building, including its architectural period and style.
- be secondary to the building being extended

The property was built on 40 acres of land leased in the eighteenth century by the Hawley and Buck families from Lord Southampton as freeholder. In Mr King's Panorama (representing circa 1800) the land is seen as countryside, with the Fleet behind, and the first row of buildings is Providence Place – the 'entry to Kentish Town' – to the north. Nos 65-91 Kentish Town Road, originally named Moreton Terrace after the family house in Devon, was developed by Lewis Buck MP and his son George Stucley in the 1830s. This was after Jeffreys Terrace and Molesworth Place were built by Lord Camden on the opposite side of the road, but before Lord Southampton opened up the land to the west and north. [There are insurance records in the London Metropolitan Archives for tradespeople living in Morton Terrace from 1835.]



Late 1830s

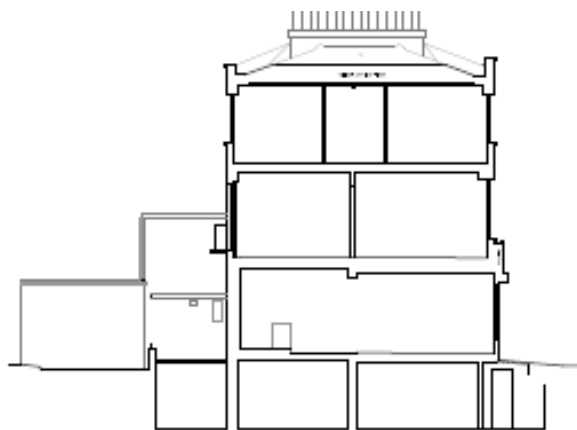
Moreton Terrace houses/shops are in the the plain, unadorned style of the late Georgian period. (The Moreton Arms (later the Duck, now Quinn's) was added to the row in the 1850s in 'Regency' style.) The front storage vaults are without lightwells, (then, covered with large York stones), a single main entrance, residential above and relatively long gardens at the rear – leading down to the River Fleet, and not facing backwards to another terrace.

The houses were originally built with small single-level rear extensions, perhaps a privy. The twentieth-century rear extensions at nos 67 and 71 are directly related to their retail functions:

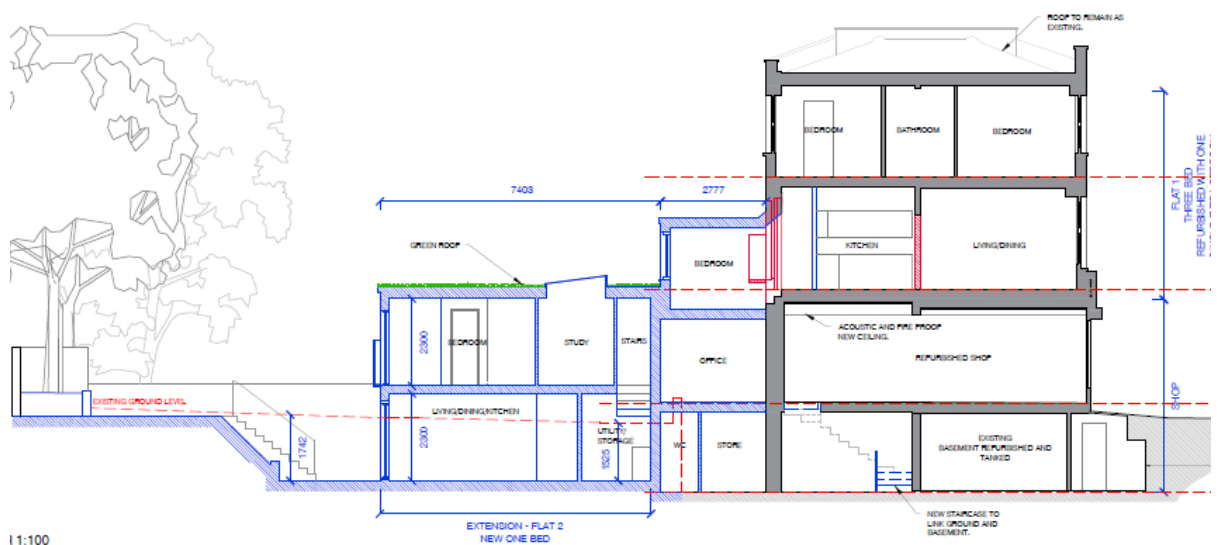
- Although painted in the same colours as, and owned by, adjacent no 65 (Quinn's pub), no 67 was the first (south) house of Moreton Terrace. Application in 1987 gave permission for 'a single-storey ground floor rear extension for an insurance brokers office'. More recent change of use to a café 'ancillary' to the adjacent pub is unimplemented and the permission has lapsed: the use designation therefore appears to be A2 with residential above.
- There is no planning application records at all for no 71. It is currently a barber's shop with residential above.

For no 69, placing a large separate new residential unit in the back garden would create a quite different form of extension, contrary to Camden's advice for Georgian houses, as it would no longer be 'secondary' to the main house but its own function.

Existing



Proposed





Further, Camden's guidance says extensions should

- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- allow for the retention of a reasonable sized garden; and
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

The application does not fulfil these criteria. The plans above show the proposal would build across around 70% of the garden when including the steps and hard patio cut down to impermeable clay, and deny traditional access to the garden from the shop and main house. A further concern is possible damage to the tree roots from the basement excavation (no tree survey is presented).