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Sent: 30 September 2016 10:37

To: Thewarapperuma, Kasuni

Subject: 3a Wilmot Place

Please will you receive this objection

The building is not itself within the current conservation area boundaries, but the north is closely adjacent to both Rochester and Jeffreys conservation areas.

Wilmot Place was set out as a side road from St Pancras Way in the early 1830s. Nos 1/2 and 3 Wilmot Place were the first in the road, before nos 4 and 5. Nos 1 and 2 (a double villa) was demolished by bombs in WW2 and the current Nos 1-2 building put up in the 1960s, with roof extension in 2010.

No 3 Wilmot Place is the original 1830a building, with features the same as those of Nos 108-132 St Pancras Way which are Grade II listed. No 3 Wilmot Place had a valley roof until permission was granted ten years ago for front gables and an arched rear roof extension with plate glass windows – which would surely not have been approved by English Heritage for the nearby terrace of 108-132 St Pancras Way.

The site of No 3a narrows to the west and was originally left unbuilt. A single storey north-facing works block, extending along as 55 Rochester Place, was built for the Hilger & Watts optical instruments (main office 24 Rochester Mews and 79 Camden Road), and raised to two floors in the 1970s. The present four-storey building No 3a is recent, built with a Regency style front façade, a roof narrower at the rear than the front, and fully tiled with slates.

The proposals for development of this site ran for three years and included a Government inspectors report. Raising the property from 2 to 4 storeys was challenged by the Conservation Area Committee. The decision not to include windows at the rear of the roof was an important part of the design – just as there are not high windows on the sheer, chimney-less new brick side wall.

The proposed Velux is a wall- rather than ceiling-window: because the original architect maximised internal roof space for the bath, the rear has a 70 degree slope. There would be intrusion on the visual line of roof slates and light pollution that would be detrimental to the character of the roof at the rear, and overlooking would affect Rochester and Jeffreys Conservation Areas.

South Kentish Town CAAC