



Please receive this objection and confirm this response to application 2016/5966/P, sent by email because the web page is not currently working so I don't know the correct officer.

yours
Mark McCarthy
Rochester Conservation Area.

The application has no Design and Access statement, nor reference to the conservation area. The plans also do not show the neighbouring buildings for comparison of the setting. It is therefore an inadequate application.

The proposal is contrary to Camden's housing policies. Camden's policy to increase residential accommodation is being met by major developments in designated areas: for example, there are two major developments in Cantlowes ward, at 79 Camden Road and the Agar Road Estate. However, Camden has a policy to provide larger family accommodation and is against conversion of family houses into smaller units. The objective for more accommodation across the borough as a whole can be met within the existing policy that protects conservation areas.

The proposal is contrary to Rochester Road conservation statement management plan. The statement emphasises that the three blocks were designed to create the illusion each of 'one large villa': to that end, the side roofs slope laterally, while the central roofs are horizontal. The statement notes 'to the detriment of the Conservation Area many of properties within this group have incurred piecemeal alterations and unsympathetic painting over the years and have as a consequence lost many of their original characteristics'. The statement's management section 'Buildings or features which detract from the character of the area' states that the existing central dormer windows of Nos. 42 and 42 'have an adverse effect'. Because the submitted plans would detrimentally change and raise the roofline and create inappropriate dormer windows, it must be rejected.