



From: Gordon Macqueen [mailto:gamacqueen@gmail.com]

Sent: 02 March 2017 15:20

To: Freeman, Sarah

Cc: [REDACTED]

Subject: Re: FW: Consultee letter for Planning Application Application: 2016/6287/L

Dear Sarah,

R: 24 Camden Road

Thank you for contacting us about current proposals for this property.

It is not in our Conservation Area but is near it and is a long terrace of Listed Buildings so we are interested and concerned with the effect of proposals on nearby Listed properties and their settings and on the historic development of local Listed streets.

Attached is a jpeg and a tiff of the rear of the terrace with no 24 being the last house before No26 where the terrace starts to be a storey higher.

We have a few comments to make about the proposals but the first is about whether or not it is OK to add to No24 the 4 storey high skyline that dominates almost 2/3rds of the terrace's elevation on Camden Road and on the rear. Our answer is it is not OK because:

1) The skyline we see now was there in the 1960's (see dated photo in applicant's Heritage Statement) and is what was Listed in 1974. Unless we have misread the planning records the work done by Camden Council to Nos 26 upwards was done after the 1960 photograph and therefore no change to this main feature of the Listing - the long, 4 storey elevation on part of the terrace with the rest of the terrace a storey lower and a variety of heights, cornices and street elevation details, suggesting /recording the older/original buildings nearer the centre of Camden Town. It is important to retain the difference in the terrace's height and character as was Listed.

2) The applicant's reference to Camden's carrying out alterations cannot not relate to the addition of a storey at main roof/ 4th floor level.

Our other comments are:

3) the proposed full width rear addition is not in keeping with the character of the rest of this Listed terrace even though present on another property(ies).

Such an addition means major changes and demolition of Listed fabric and alteration to the predominant character of the rest of the terrace which is the dominating extent of main rear wall with small additions would be eroded.

4) the proposed detail at the head of replacement sash windows, ie a deeper frame than traditional windows is not satisfactory in work to a Listed building.

5) the plans make extensive alterations to the existing Listed fabric and result in some tightly planned spaces.

Yours sincerely
Gordon Macqueen


Margaret Richardson and Gordon Macqueen, Co-Chairs of Camden Town CAAC